



— Clerk's Office —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a City Council meeting due to the COVID-19 Pandemic.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

You may also view the meeting via a zoom webinar (Password: 455555):
<https://us02web.zoom.us/j/86836208117?pwd=QWdmZWJTS0ozQXBUMdthdzZlUUFJPUT09>

Webinar ID: 868 3620 8117 Passcode: 455555

Or iPhone: 1-646-558-8656, 86836208117#, 0#, 455555# or 1-312-626-6799, 86836208117#, 0#, 455555#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please do one of the following:

- Call 515-962-5240 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at <http://www.indianolaiowa.gov/Public-Comment>
- Submit the form on page seven (7) of the packet to:

City Clerk's Office
110 N 1st Street
Indianola, IA
50125

(May be dropped off at the Police Station – south entrance)

Forms received by 4:00 p.m. on the day of the meeting will be distributed to the City Council prior to the meeting. Comments received after the deadline will be sent to the City Council as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Clerk's office at least 48 hours in advance at 515-961-9410 or email cityclerk@indianolaiowa.gov to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



CITY OF INDIANOLA COUNCIL MEETING
December 21, 2020
6:00 p.m.
City Council Chambers
Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. **Page 6** Open Forum (Public comment)
5. Consent
 - A. Approval of agenda
 - B. **Page 8** Claims on the computer printout for December 21, 2020.
 - C. **Page 21** Resolution approving monthly transfers.
 - D. **Page 24** December 7, 2020 Minutes
 - E. **Page 30** Resolution setting a Public Hearing for February 1, 2021 to review an application for a State Revolving Fund loan and to make available to the public the contents of an environmental information document and the City of Indianola project plan.
 - F. **Page 33** Approval of Pay Application No 6 to Williams Brothers Construction for the Water Resource Recovery Facility Project in the amount of \$2,127,521.96.
 - G. **Page 71** Resolution approving Change Order No 2 for the Water Resource Recovery Facility in the amount of \$474.
 - H. **Page 111** Resolution approving a change order to the professional services agreement with Municipal Pipe Tool for the Sewer Main Lining Project in the amount of \$1,725.

- I. **Page 118** Resolution approving amended terms to the Municipal Engineering Services agreement with Snyder and Associates.
- J. **Page 129** Final consideration of an Ordinance rezoning land generally located at 506 and 508 West 2nd Avenue from the C-2, Highway Commercial Zoning District to the R-2 or R-3 Residential Zoning District.
- K. **Page 131** Final consideration of an Ordinance amending the recycling fees to account for the increase being implemented by Waste Management.
- L. **Page 133** Resolution approving a request for a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.
- M. **Page 142** Prior and final approval on Urban Revitalization Designations.
- N. **Page 143** Resolution approving a Memorandum of Understanding with the General Union regarding vacation carryover amounts.
- O. **Page 148** Resolution approving salaries.
- 6. Council Reports
 - A. Metro Advisory - Council Member Bob Kling
 - B. **Page 150** Resolution appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization (DMMPO) and Central Iowa Regional Transportation Planning Alliance (CIRPTA).
 - C. **Page 152** Consideration of the appointment of Kimberly Guilford to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2022.
 - D. **Page 155** Consideration of the appointment of Dan Anderson to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2023.
- 7. Mayor's Report — Pam Pepper
 - A. Community Update
 - B. **Page 159** Consideration of the re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021.
 - C. **Page 163** Consideration of the re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024.

D. **Page 164** Consideration of the re-appointment of Kate Walton to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021.

E. **Page 167** Consideration of the re-appointment of Kate Walton to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024.

8. Public Consideration

A. Old Business

1. **Page 168** Resolution adopting the Trail Master Plan.

B. New Business

1. **Page 175** Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.

2. **Page 178** Resolution directing the City Attorney to petition the court for title to 1009 East Salem Avenue.

3. **Page 183** **City Hall/Library/Public Safety Buildings Project**

a. **Page 184** Resolution approving a Professional Services Agreement with OPN Architects for Architectural Pre-Design Services.

b. **Page 243** Resolution authorizing a Professional Services Agreement with Formation Group for \$15,000.

9. Other Business

A. City Manager's Report — Ryan Waller

1. **Page 260** Discussion and direction on the Square right-of-way.

2. **Page 265** Discussion and direction regarding a request for the Planning and Zoning Commission to review a possible zoning code text amendment.

3. **Page 271** Discussion and direction regarding sewer rate billing by IMU.

4. **Page 272** Receive and file correspondence from December 4 and 11, 2020 weekly updates from City Manager, Ryan Waller.

B. **Page 279** 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.

C. Page 280 Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

10. Adjourn

Meeting Date: 12/21/2020

Information

Subject

Open Forum (Public comment)

Information

- A maximum of twenty (20) minutes will be set aside for members of the public to address the Council on any item not on the agenda and on any subject over which the Council has the authority to act.
- Presentations will be limited to three (3) minutes to a maximum of (5) minutes.
- Preference will be given to individuals who did not speak at the previous council meeting's Open Forum.
- Individuals may not speak more than once during Open Forum.
- All speakers must address the entire Council and will not be permitted to engage in dialogue.
- Any individual addressing the Council will be asked by the presiding officer to clearly state his/her name and address prior to speaking before the Council or minimally during or after his/her presentation to the Council so that his/her name may be accurately recorded in the minutes of the meeting.
- Once completed, the public comment form becomes a public document.

(Indianola City Council Rules of Procedure)

Fiscal Impact

Attachments

Public Comment Form



CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to address the Council during Open Forum (aka Public Comment) or during a Public Hearing, please complete and return this form to the Deputy City Clerk.

Electronic submissions will be distributed to the Mayor and Council. Citizens attending the meeting will be called to the podium to speak.

Please complete the following information:

Your Name: _____

Your Address: _____

Organization (if applicable): _____

City Council Meeting Date: _____

Agenda Item or topic if not on the agenda: _____

Comment: _____

Open Forum

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(Indianola City Council Rules of Procedure)

Meeting Date: 12/21/2020

Information

Subject

Claims on the computer printout for December 21, 2020.

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Report (2)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	MONTHLY CLEANING - LIBRARY	12/07/2020	1,325.00	LIBRARY FUND
A 6FT GEEK LLC	SUPPLIES - TOWELS	12/07/2020	28.00	LIBRARY FUND
A 6FT GEEK LLC	CLEANING SUPPLIES - ACTIVITY CENTER	12/07/2020	30.50	PARK & RECREATI
A 6FT GEEK LLC	JANITOR SUPPLIES	12/07/2020	268.00	GENERAL FUND
Total A 6FT GEEK LLC:			1,651.50	
ACE HARDWARE				
ACE HARDWARE	GRASS SEED AND TOP SOIL	12/03/2020	16.97	SEWER FUND
ACE HARDWARE	CAULK GUN AND CAULK	12/07/2020	37.95	SEWER FUND
Total ACE HARDWARE:			54.92	
A-CHECK GLOBAL				
A-CHECK GLOBAL	BACKGROUND CHECK	11/30/2020	36.50	FIRE FUND
Total A-CHECK GLOBAL:			36.50	
ACTION REPROGRAPHICS				
ACTION REPROGRAPHICS	SPECIALIZED	11/30/2020	350.00	POLICE FUND
Total ACTION REPROGRAPHICS:			350.00	
AGRILAND FS INC				
AGRILAND FS INC	DIESEL FOR LIFT STATION GENERATORS	11/20/2020	1,365.60	SEWER FUND
Total AGRILAND FS INC:			1,365.60	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	URA AMEND 3 LEGAL	11/30/2020	181.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			181.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	11/12/2020	979.50	LIBRARY FUND
AIR-CON MECHANICAL CORP.	REPAIRS	12/04/2020	419.99	GENERAL FUND
AIR-CON MECHANICAL CORP.	ACTIVITY CENTER MAINTENANCE CONTRA	12/10/2020	417.75	PARK & RECREATI
Total AIR-CON MECHANICAL CORP.:			1,817.24	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	FLASHLIGHT AND SS BALL VALVES	12/03/2020	250.95	SEWER FUND
AMAZON CAPITAL SERVICES	COLLECTION MATERIALS	12/01/2020	469.62	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	12/01/2020	80.93	LIBRARY FUND
AMAZON CAPITAL SERVICES	MATERIALS & SUPPLIES	12/01/2020	165.02	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	12/01/2020	903.64	LIBRARY FUND
AMAZON CAPITAL SERVICES	RETURNED DVD	11/04/2020	.40-	LIBRARY FUND
AMAZON CAPITAL SERVICES	COVID-19 FACE MASK	11/13/2020	140.88	AMBULANCE FUN
AMAZON CAPITAL SERVICES	RETURNED BAGS	11/12/2020	11.00-	LIBRARY FUND
AMAZON CAPITAL SERVICES	RETURNED BAGS	11/12/2020	29.99-	LIBRARY FUND
AMAZON CAPITAL SERVICES	USB HUB	12/03/2020	12.99	GENERAL FUND
AMAZON CAPITAL SERVICES	SURFACE CASES, DOCKS, AND KEYBOARD	12/03/2020	901.83	VEHICLE RESERV
AMAZON CAPITAL SERVICES	COMPUTER SPEAKERS & WEBCAMS	12/06/2020	183.92	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			3,068.39	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMERICAN FENCE CO.				
AMERICAN FENCE CO.	ROW FENCE ON COUNTRY CLUB RD	10/28/2020	11,828.00	ROAD USE TAX FU
Total AMERICAN FENCE CO.:			11,828.00	
AUBERT'S TOWING				
AUBERT'S TOWING	ABANDONED TOW	11/06/2020	180.00	POLICE FUND
AUBERT'S TOWING	ABANDONED TOW	11/10/2020	165.00	POLICE FUND
AUBERT'S TOWING	ABANDONED TOW	11/02/2020	170.00	POLICE FUND
AUBERT'S TOWING	ABANDONED TOW	11/02/2020	170.00	POLICE FUND
Total AUBERT'S TOWING:			685.00	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	12/01/2020	46.41	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	12/01/2020	389.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	12/01/2020	139.63	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	12/01/2020	10.90	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	12/01/2020	61.75	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	12/01/2020	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - CITY MANAGER	12/01/2020	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	12/01/2020	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	12/01/2020	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	12/01/2020	28.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	12/01/2020	19.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	12/01/2020	50.92	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	12/01/2020	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	12/01/2020	29.94	LIBRARY FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			857.90	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVD	11/03/2020	43.49	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/03/2020	28.98	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/09/2020	13.77	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/10/2020	54.34	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/13/2020	14.49	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/17/2020	53.58	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/10/2020	14.49	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			223.14	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	11/04/2020	222.75	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/06/2020	546.83	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	11/11/2020	16.80	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	11/11/2020	298.39	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/12/2020	398.53	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/18/2020	238.92	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	11/18/2020	15.09	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	11/19/2020	169.18	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	11/19/2020	40.79	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	11/30/2020	510.40	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL FUND	11/30/2020	15.11	LIBRARY SPECIAL
Total BAKER AND TAYLOR:			2,472.79	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOK ON CD	10/29/2020	49.22	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD - MEMORIAL FUND	10/29/2020	77.40	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	BOOK ON CD - MEMORIAL FUND	11/17/2020	25.98	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	BOOK ON CD	11/09/2020	23.58	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD - MEMORIAL FUND	11/09/2020	23.24	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	BOOK ON CD	10/31/2020	98.43	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD - MEMORIAL FUND	10/31/2020	51.98	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			349.83	
BOLTON & MENK INC				
BOLTON & MENK INC	STREETSCAPE ENGINEERING	11/30/2020	53,386.50	SQUARE STREETS
Total BOLTON & MENK INC:			53,386.50	
BUHROW, LUKE				
BUHROW, LUKE	CELL PHONE 11/8/20 - 12/8/2020	12/11/2020	50.00	POLICE FUND
BUHROW, LUKE	CELL PHONE 10/9/2020-11/8/2020	12/10/2020	50.00	POLICE FUND
Total BUHROW, LUKE:			100.00	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	ZOOM LICENSE - LIBRARY	11/24/2020	93.63	LIBRARY FUND
Total CDW GOVERNMENT INC:			93.63	
CENTURYLINK				
CENTURYLINK	MONTHLY SERVICE 11/22 - 12/21	11/22/2020	57.85	GENERAL FUND
Total CENTURYLINK:			57.85	
CINTAS CORPORATION				
CINTAS CORPORATION	STOCK FIRST AID KIT	12/03/2020	105.36	SEWER FUND
Total CINTAS CORPORATION:			105.36	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	PLYWOOD, SCREWS, TRUSS PLATES	12/15/2020	78.51	PARK & RECREATI
Total CIRCLE B CASHWAY:			78.51	
CIT SEWER SOLUTIONS				
CIT SEWER SOLUTIONS	LATERAL LINING	12/11/2020	30,000.00	SEWER CAPITAL P
Total CIT SEWER SOLUTIONS:			30,000.00	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	11/18/2020	1,710.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	11/11/2020	891.46	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	11/16/2020	761.45	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			3,362.91	
CUSTOMIZED ENVIRONMENTAL SOLUTIONS INC				
CUSTOMIZED ENVIRONMENTA	FALL '20 BIOSOLIDS LAND APPLICATION	12/11/2020	91,363.48	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CUSTOMIZED ENVIRONMENTAL SOLUTIONS INC:			91,363.48	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	COVERING SUPPLIES	11/04/2020	615.91	LIBRARY FUND
DEMCO EDUCATIONAL CORP	REPAIR SUPPLIES	11/16/2020	67.16	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			683.07	
DIGITECH				
DIGITECH	DIGITECH EMS BILLING	12/15/2020	2,112.74	AMBULANCE FUN
DIGITECH	DIGITECH EMS BILLING SERVICES	12/02/2020	2,233.47	AMBULANCE FUN
Total DIGITECH:			4,346.21	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	BACKHOE TIRE REPAIR	12/01/2020	144.88	ROAD USE TAX FU
Total DOWNEY TIRE PROS:			144.88	
ELIXIR RX SOLUTIONS				
ELIXIR RX SOLUTIONS	411 RX	12/02/2020	83.63	POLICE FUND
ELIXIR RX SOLUTIONS	411 RX	12/02/2020	22.10	POLICE FUND
ELIXIR RX SOLUTIONS	411 RX	12/02/2020	105.77	POLICE FUND
ELIXIR RX SOLUTIONS	411 RX	12/02/2020	1.05	POLICE FUND
Total ELIXIR RX SOLUTIONS:			210.45	
FORMATION GROUP				
FORMATION GROUP	MUNICIPAL BUILDING STUDY	11/30/2020	3,825.00	CAPITAL PROJECT
Total FORMATION GROUP:			3,825.00	
GALLS LLC				
GALLS LLC	UNIFORMS R HUTTON JOB SHIRT	12/14/2020	77.30	FIRE FUND
Total GALLS LLC:			77.30	
GLAXO SMITH KLINE PHARM.				
GLAXO SMITH KLINE PHARM.	TWINRIX HEP A&B VACCINE	12/02/2020	1,691.10	FIRE FUND
Total GLAXO SMITH KLINE PHARM.:			1,691.10	
GOVERNMENT FINANCE OFFICERS ASSOC.				
GOVERNMENT FINANCE OFFIC	GFOA WEBINAR-BUDGET DOC PERFORM M	12/15/2020	35.00	GENERAL FUND
Total GOVERNMENT FINANCE OFFICERS ASSOC.:			35.00	
GRIMES ASPHALT & PAVING				
GRIMES ASPHALT & PAVING	COLD PATCH - POTHOLES	11/23/2020	1,359.26	ROAD USE TAX FU
Total GRIMES ASPHALT & PAVING:			1,359.26	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE 11/26/20-12/25/20	12/09/2020	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HR GREEN INC				
HR GREEN INC	WWTP TRUNK ENGINEERING	11/27/2020	25,200.00	WWTP FACILITY C
HR GREEN INC	WRRF CHANGE ORDER #2	12/11/2020	474.00	WWTP FACILITY C
Total HR GREEN INC:			25,674.00	
HY-VEE				
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	45.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	180.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	135.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	225.00	ROAD USE TAX FU
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	540.00	POLICE FUND
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	225.00	FIRE FUND
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	180.00	PARK & RECREATI
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	315.00	PARK & RECREATI
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	90.00	LIBRARY FUND
HY-VEE	BIOMETRIC SCREENINGS	10/10/2020	450.00	SEWER FUND
Total HY-VEE:			2,385.00	
IMU - UTILITIES				
IMU - UTILITIES	UTILITIES - ACTIVITY CENTER	12/01/2020	566.08	PARK & RECREATI
IMU - UTILITIES	UTILITIES	12/01/2020	135.11	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MCCORD	12/01/2020	51.56	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MEMORIAL	12/01/2020	351.70	PARK & RECREATI
IMU - UTILITIES	UTILITIES	12/01/2020	155.20	PARK & RECREATI
IMU - UTILITIES	UTILITIES	12/01/2020	37.34	FIRE FUND
IMU - UTILITIES	UTILITIES	12/01/2020	967.21	PARK & RECREATI
IMU - UTILITIES	UTILITIES - TRAILHEAD	12/01/2020	285.29	PARK & RECREATI
IMU - UTILITIES	UTILITIES	12/01/2020	151.08	FIRE FUND
IMU - UTILITIES	UTILITIES	12/01/2020	3,352.41	GENERAL FUND
IMU - UTILITIES	RENEWABLE	12/01/2020	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	12/01/2020	13,544.06	GENERAL FUND
IMU - UTILITIES	UTILITIES	12/01/2020	317.56	PARK & RECREATI
IMU - UTILITIES	UTILITIES - ADULT SB	12/01/2020	668.12	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BARKER	12/01/2020	136.53	PARK & RECREATI
IMU - UTILITIES	NORTH PLANT ELECTRIC	12/01/2020	9,588.84	SEWER FUND
IMU - UTILITIES	LIFT STATIONS ELECTRIC	12/01/2020	3,869.44	SEWER FUND
IMU - UTILITIES	UTILITIES - PICKARD NORTH	12/01/2020	193.11	PARK & RECREATI
IMU - UTILITIES	UTILITIES	12/01/2020	19.72	PARK & RECREATI
IMU - UTILITIES	UTILITIES	12/01/2020	410.58	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES - YOUTH SOFTBALL	12/01/2020	237.78	PARK & RECREATI
Total IMU - UTILITIES:			35,091.72	
INDIANAPOLIS INDUSTRIAL PRODUCTS INC				
INDIANAPOLIS INDUSTRIAL PR	EXTRICATION AIR BAG GAUGE	12/05/2020	65.00	FIRE FUND
Total INDIANAPOLIS INDUSTRIAL PRODUCTS INC:			65.00	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	11/19/2020	3,302.60	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,302.60	
IOWA FIREFIGHTERS ASSOC.				
IOWA FIREFIGHTERS ASSOC.	IOWA FIREFIGHTERS ASSOCIATION MEMBE	12/03/2020	455.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA FIREFIGHTERS ASSOC.:			455.00	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	11/19/2020	422.84	ROAD USE TAX FU
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	11/19/2020	397.98	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			820.82	
JERICO SERVICES INC				
JERICO SERVICES INC	DUST CONTROL ON K STREET	09/16/2020	2,376.00	ROAD USE TAX FU
Total JERICO SERVICES INC:			2,376.00	
JETCO INC				
JETCO INC	CALIBRATE FLOW METERS	12/01/2020	256.25	SEWER FUND
Total JETCO INC:			256.25	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	12/14/2020	1,095.20	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,095.20	
KOTEK, CASSANDRA				
KOTEK, CASSANDRA	REFUND - MEMORIAL PARK SHELTER	12/07/2020	24.00	PARK & RECREATI
Total KOTEK, CASSANDRA:			24.00	
LAWSON PRODUCTS				
LAWSON PRODUCTS	STREET PAINT	08/20/2020	191.76	ROAD USE TAX FU
Total LAWSON PRODUCTS:			191.76	
LENT, ANDREW				
LENT, ANDREW	ATHLETIC CTR REIMBURSEMENT	12/09/2020	25.00	GENERAL FUND
Total LENT, ANDREW:			25.00	
MACQUEEN EQUIPMENT				
MACQUEEN EQUIPMENT	SEWER CAMERA REPAIR	12/14/2020	1,630.87	SEWER FUND
MACQUEEN EQUIPMENT	SEWER CAMERA REPAIR	12/10/2020	1,771.32	SEWER FUND
Total MACQUEEN EQUIPMENT:			3,402.19	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	SOUTH PLANT BUILDING REPAIRS	12/01/2020	16.88	SEWER FUND
MCCOY HARDWARE INC	HARDWARE FOR STATION	12/07/2020	34.07	FIRE FUND
MCCOY HARDWARE INC	ICE RINK SUPPLIES	12/09/2020	2.57	PARK & RECREATI
MCCOY HARDWARE INC	MATERIALS/SUPPLIES	12/10/2020	2.14	POLICE FUND
Total MCCOY HARDWARE INC:			55.66	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	MEDICAL WASTE CONTRACTOR	12/16/2020	25.00	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			25.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL - CITY MANAGER	11/16/2020	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - HR	11/16/2020	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - IT	11/16/2020	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - FINANCE/CLERK	11/16/2020	231.05	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - COMM DEV	11/16/2020	127.56	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - P&R	11/16/2020	185.77	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL - PARKS	11/16/2020	161.70	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL - LIBRARY	11/16/2020	259.26	LIBRARY FUND
METLIFE - GROUP BENEFITS	DENTAL - STREETS	11/16/2020	403.89	ROAD USE TAX FU
METLIFE - GROUP BENEFITS	DENTAL - SEWER	11/16/2020	268.69	SEWER FUND
METLIFE - GROUP BENEFITS	DENTAL - EE LIABILITY	11/16/2020	1,444.00	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL - POLICE	11/16/2020	883.37	POLICE FUND
METLIFE - GROUP BENEFITS	DENTAL - FIRE	11/16/2020	71.49	FIRE FUND
METLIFE - GROUP BENEFITS	DENTAL - AMBULANCE	11/16/2020	405.13	AMBULANCE FUN
Total METLIFE - GROUP BENEFITS:			4,701.17	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	11/17/2020	214.23	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			214.23	
MOODY'S INVESTORS SERVICE				
MOODY'S INVESTORS SERVIC	FOR RATING SERVICE ON 2020 SERIES	12/04/2020	18,000.00	DEBT SERVICE FU
Total MOODY'S INVESTORS SERVICE:			18,000.00	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD -CITY MANAGER	11/18/2020	49.62	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	11/18/2020	43.25	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P&R	11/18/2020	200.30	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	11/18/2020	147.73	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	11/18/2020	160.45	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	11/18/2020	941.92	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	11/18/2020	83.62	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	11/18/2020	473.84	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - ADJ - EE LIABILITY	11/18/2020	3.00-	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	11/18/2020	83.88	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	11/18/2020	166.75	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	11/18/2020	128.78	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	11/18/2020	257.25	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	11/18/2020	227.93	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	11/18/2020	1,208.23	GENERAL FUND
Total MUTUAL OF OMAHA:			4,170.55	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WIS	LAB SUPPLIES	12/08/2020	85.14	SEWER FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			85.14	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	1 MANHOLE REPAIR	11/19/2020	168.75	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			168.75	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
OVERHEAD DOOR COMPANY				
OVERHEAD DOOR COMPANY	LABOR FOR WORKING ON OVERHEAD DO	11/30/2020	104.00	FIRE FUND
Total OVERHEAD DOOR COMPANY:			104.00	
PAINT PUMP PROS				
PAINT PUMP PROS	EQUIPMENT REPAIR - PAINT MACHINE	11/12/2020	391.99	ROAD USE TAX FU
PAINT PUMP PROS	EQUIPMENT REPAIR - PAINT MACHINE	11/17/2020	546.78	ROAD USE TAX FU
Total PAINT PUMP PROS:			938.77	
PEOPLES BANK				
PEOPLES BANK	CROUSE CAFE LOAN INTEREST	12/11/2020	212.28	DOWNTOWN BIZ I
PEOPLES BANK	AVITT ENTERPRISES LOAN INTEREST	12/04/2020	464.78	DOWNTOWN BIZ I
Total PEOPLES BANK:			677.06	
PER MAR SECURITY				
PER MAR SECURITY	FIRE ALARM MONITORING SERVICES	12/07/2020	148.02	PARK & RECREATI
Total PER MAR SECURITY:			148.02	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	CARDIAC MONITOR LEASE	12/06/2020	1,348.11	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			1,348.11	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	WELD HANDLES ON POST DRIVER	11/20/2020	32.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			32.00	
PITNEY BOWES				
PITNEY BOWES	QUARTERLY RENTAL	12/10/2020	153.57	GENERAL FUND
Total PITNEY BOWES:			153.57	
SARGENT, MILDRED				
SARGENT, MILDRED	PATIENT OVERPAID RESPONSIBILITY	07/09/2020	941.00	AMBULANCE FUN
Total SARGENT, MILDRED:			941.00	
SCHIMBERG CO				
SCHIMBERG CO	RETURNED PRO RING	12/03/2020	68.29-	SEWER FUND
Total SCHIMBERG CO:			68.29-	
SHARP, SHERYL A.				
SHARP, SHERYL A.	PATIENT OVERPAID RESPONSIBILITY	06/12/2020	396.53	AMBULANCE FUN
Total SHARP, SHERYL A.:			396.53	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 10/23/20-11/22/20	12/03/2020	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SHOTTENKIRK FORD OF INDIANOLA				
SHOTTENKIRK FORD OF INDIA	F-150 OIL CHANGE	11/06/2020	52.95	GENERAL FUND
SHOTTENKIRK FORD OF INDIA	HEADLIGHTS '15 F250	12/14/2020	106.95	SEWER FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			159.90	
SIRCHIE FINGERPRINT LAB				
SIRCHIE FINGERPRINT LAB	DETECTIVE SUPPLIES	11/24/2020	178.00	POLICE FUND
Total SIRCHIE FINGERPRINT LAB:			178.00	
SPRINGER PROFESSIONAL HOME SERVICES				
SPRINGER PROFESSIONAL HO	ACTIVITY CENTER PEST CONTROL	12/02/2020	62.83	PARK & RECREATI
Total SPRINGER PROFESSIONAL HOME SERVICES:			62.83	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	STRYKER COT CHARGER	11/30/2020	757.94	AMBULANCE FUN
Total STRYKER SALES CORPORATION:			757.94	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT #1506 TRASH	11/24/2020	85.00	GENERAL FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	11/24/2020	97.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	ACCT #583 NORTH PLANT	11/24/2020	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 SOUTH PLANT	11/24/2020	54.00	SEWER FUND
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	11/27/2020	25.00	POLICE FUND
Total T.R.M. DISPOSAL LLC:			343.00	
THEISEN'S				
THEISEN'S	SHOP SUPPLIES	11/24/2020	35.22	PARK & RECREATI
THEISEN'S	ICE RINK SUPPLIES	12/10/2020	27.98	PARK & RECREATI
Total THEISEN'S:			63.20	
TITAN MACHINERY				
TITAN MACHINERY	BACKHOE REPAIR	11/16/2020	2,888.77	ROAD USE TAX FU
Total TITAN MACHINERY:			2,888.77	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	CONTRACT	12/01/2020	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	MOCK OSHA WALK THRU ACTIVITY CTR	10/30/2020	87.50	PARK & RECREATI
TRUENORTH COMPANIES LC	MOCK OSHA WALK THRU STREET	10/30/2020	87.50	ROAD USE TAX FU
TRUENORTH COMPANIES LC	MOCK OSHA WALK THRU LIBRARY	10/30/2020	87.50	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	PARK & RECREATI
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING SEPT, OCT,	11/30/2020	37.50	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TRUENORTH COMPANIES LC:			562.50	
U.S. POSTMASTER				
U.S. POSTMASTER	PRESORT MAIL 2021	11/20/2020	240.00	GENERAL FUND
Total U.S. POSTMASTER:			240.00	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	11/01/2020	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UTILITY EQUIPMENT CO.				
UTILITY EQUIPMENT CO.	GASKETS	10/23/2020	50.00	SEWER FUND
Total UTILITY EQUIPMENT CO.:			50.00	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	11/15/2020	552.42	POLICE FUND
VERIZON WIRELESS	WPC WIRELESS	11/26/2020	57.99	GENERAL FUND
Total VERIZON WIRELESS:			610.41	
WALLACE, ERIC				
WALLACE, ERIC	COVID-19 FACE MASK	12/02/2020	26.18	AMBULANCE FUN
Total WALLACE, ERIC:			26.18	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE 11/9/20-12/8/20	12/11/2020	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES #10-13011-73004	11/24/2020	20,231.26	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT #10-13031-73000	11/24/2020	4,069.67	RECYCLING FUND
WASTE MANAGEMENT OF IOW	DUMPSTER SERVICES AT STREETS SHOP	11/24/2020	95.00	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTE	11/24/2020	6.83	LIBRARY FUND
WASTE MANAGEMENT OF IOW	DISPOSING LEAVES FROM BRUSH FACILITY	12/01/2020	2,964.55	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			27,367.31	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	SHOP DUMPSTER	12/01/2020	45.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			45.00	
WILLIAMS BROTHERS CONSTRUCTION INC				
WILLIAMS BROTHERS CONSTR	WRRF PAY APP # 6	12/11/2020	2,127,521.96	WWTP FACILITY C
Total WILLIAMS BROTHERS CONSTRUCTION INC:			2,127,521.96	
WILSON, LISA				
WILSON, LISA	ACTIVITY CTR REIMBURSEMENT	12/14/2020	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
YMCA OF GREATER DSM				
YMCA OF GREATER DSM	EMPLOYER EXPENSES	11/03/2020	425.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	11/03/2020	1,158.00	GENERAL FUND
YMCA OF GREATER DSM	EMPLOYER EXPENSES	12/03/2020	375.00	GENERAL FUND
YMCA OF GREATER DSM	EE LIABILITY	12/03/2020	1,009.00	GENERAL FUND
Total YMCA OF GREATER DSM:			2,967.00	
Grand Totals:			2,487,302.13	

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	LEGAL SERVICES	11/25/2020	60.00	LIBRARY FUND
Total BRICK GENTRY P.C.:			60.00	
Grand Totals:			60.00	

City Council: _____

Meeting Date: 12/21/2020

Information

Subject

Resolution approving monthly transfers.

Information

Fiscal Impact

Attachments

December Monthly Transfers

December Transfers

City of Indianola
RESOLUTION 2020-
RESOLUTION TO APPROVE MONTHLY TRANSFERS

WHEREAS, the City of Indianola transfers money between funds to meet certain fiduciary obligations;
and

WHEREAS, the transfers described on the attached form need to be accomplished prior to the month
end of December 2020; and

WHEREAS, the reason for the transfers are stated on the attached form.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the December
2020 transfers as described on the attached form are approved.

Passed and approved this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

FY 2021 Monthly Recurring Transfers

December 2020

	DEBIT	(CREDIT)	
610-8300-69101	\$ 4,666.67		Transfer Out to General Fund
001-9100-49102		\$ 4,666.67	Transfer In from Sewer PILOT
610-8300-69101	\$ 8,666.67		Transfer Out to Police Fund
011-1100-49101		\$ 8,666.67	Transfer In from Sewer PILOT
610-8300-69615	\$ 6,625.83		Transfer Out to City Manager
001-6150-49615		\$ 6,625.83	Transfer In from Sewer
110-2100-69615	\$ 6,625.83		Transfer Out to City Manager
001-6150-49615		\$ 6,625.83	Transfer In from Streets/RUT
610-8300-69625	\$ 2,774.25		Transfer Out to Human Resources
001-6250-49625		\$ 2,774.25	Transfer In from Sewer
110-2100-69625	\$ 2,774.25		Transfer Out to Human Resources
001-6250-49625		\$ 2,774.25	Transfer In from Streets/RUT
610-8300-69170	\$ 6,612.67		Transfer Out to Community Development
001-1700-49170		\$ 6,612.67	Transfer In from Sewer
110-2100-69170	\$ 6,612.67		Transfer Out to Community Development
001-1700-49170		\$ 6,612.67	Transfer In from Streets
001-1700-69621	\$ 1,430.00	CD	Transfer Out Info & Tech
001-6100-69621	\$ 1,057.83	M/C	Transfer Out Info & Tech
001-6150-69621	\$ 604.75	CM	Transfer Out Info & Tech
001-6200-69621	\$ 1,867.33	FIN	Transfer Out Info & Tech
001-6250-69621	\$ 604.92	HR	Transfer Out Info & Tech
011-1100-69621	\$ 5,469.17	PD	Transfer Out Info & Tech
015-1500-69621	\$ 1,089.92	FD	Transfer Out Info & Tech
016-1600-69621	\$ 6,176.25	EMS	Transfer Out Info & Tech
041-4100-69621	\$ 3,525.83	LIB	Transfer Out Info & Tech
042-4200-69621	\$ 981.92	Parks Admin	Transfer Out Info & Tech
042-4300-69621	\$ 2,975.83	Parks	Transfer Out Info & Tech
110-2100-69621	\$ 1,927.83	RUT	Transfer Out Info & Tech
610-8300-69621	\$ 1,621.50	Sewer	Transfer Out Info & Tech
001-6210-49621		\$ 29,333.08	Transfer In--Info & Tech
650-9000-69620	\$ 766.92	Storm Sewer	Transfer Out Clerk
610-8300-69620	\$ 4,218.25	Sewer	Transfer Out Clerk
670-8400-69620	\$ 766.92	Recycling	Transfer Out Clerk
001-6200-49620		\$ 5,752.09	Transfer In City Clerk
110-2100-69823	\$ 15,833.33		Transfer out for Street Lighting
001-2300-49823		\$ 15,833.33	Transfer in for Street Lighting
710-8300-69610	\$ 158,333.33		Transfer Out for Sewer Operations
610-8300-49610		\$ 158,333.33	Transfer In from Sewer Fee Revenue
	\$ 254,610.67	\$ 254,610.67	

Prepared By: _____

Date _____

Information

Subject

December 7, 2020 Minutes

Information

Fiscal Impact

Attachments

Minutes

City of Indianola - Regular Session – December 7, 2020

The Indianola City Council met in regular session at 6:00 p.m. on December 7, 2020, in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greta Southall (via Zoom), Greg Marchant, and Mayor Pepper. Absent: None.

Council Member Hulen asked City Attorney Fulton if there was a conflict of interest for her to approve the claims, which included keys made for the Wellness Center. Attorney Fulton said there was no conflict of interest. Council Member Marchant moved to approve the consent agenda and Parker seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Claims on the computer printout for December 7, 2020.
- Approval of November 16, 2020 Minutes.
- Approval of a Class C Liquor License with catering, outdoor service, and Sunday sales privileges for Brickhouse Tavern located at 107 North Buxton.
- Resolution 2020-278 approving Change Order No 6 and Pay Application No 7 for the Jerry Kelley Trail Project.
- Approval of Pay Application No 7 from Vanderpool Construction for the Quail Meadows 3 Lift Station and Sewer Improvements Project in the amount of \$88,632.33.
- Resolution 2020-279 approving final payment and acceptance of the Wellness Center precast wall repairs project.
- Resolution 2020-280 approving the Audit Contract for FY2021-FY2023.
- Second consideration of an Ordinance rezoning land generally located at 506 and 508 West 2nd Avenue from the C-2, Highway Commercial Zoning District to the R-2 or R-3 Residential Zoning District.
- Second consideration of an Ordinance amending the recycling fees to account for the increase being implemented by Waste Management.
- Resolution 2020-281 approving vacation rollover amount.
- Resolution 2020-282 approving salaries.

Council Member Kling stated Bravo has been working on a cultural and diversity project within their organization and with partners. They were able to finance grants as promised. Covid-19 continues to have impacts on the organization.

Resolution 2020-283 supporting the George Washington Carver Statue Project was introduced on a motion by Marchant and seconded by Kling. In discussion, City Manager Waller stated this resolution shows that the City supports others in asking the Governor to approve this statue. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The nomination of Grant Darrah to serve on the Fine Art and Beautification Commission was introduced on a motion by Kling and seconded by Schroder. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Parker moved and Hulen seconded to approve the nomination of Laurel Halstead to serve on the Fine Arts and Beautification Commission. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Mayor Pepper asked citizens to apply for open Boards and Commissions positions, including the Fine Arts Commission. The Mayor and Council Members have held two Ward Meetings with the last two scheduled for next week. She will also attend the Mayor's Youth Council meeting next week. Mayor Pepper thanked Simpson College and Warren County for reaching out to the City to work on projects.

IMU General Manager Chris Des Planques provided the following update on IMU: the conversion has gone well and operating as expected; IMU staff has discussed reporting options with City staff; audit fieldwork is complete and the final report is being worked on; a utility billing supervisor has been hired; they will be sending a quarterly newsletter to customers starting in January; fiber has 2700 customers. IMU Board Members Mike Rozga and Adam Voigts were also in attendance.

Greg Edwards, President and CEO of Catch Des Moines, provided an annual update on the Convention and Visitor's Bureau. He stated Covid-19 has been devastating to the travel and tourism industry. His organization has had to change their strategies and priorities. He also updated the Council on new facilities and projects. He expressed optimism for next year's activities should the pandemic be ended by the vaccines coming out.

This being the time and place fixed for a public hearing on the matter of Community Development Block Grant Funding for the Indianola Meals Project Council Member Marchant moved to open the Public Hearing and Parker seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Mayor called for any written or oral comments.

City Clerk Lent stated the purpose of the hearing was to give the status of the Indianola Meals Project, during which the City intends partner with the Indianola Chamber of Commerce, Helping Hands Food Pantry and Central Iowa Shelter and Services to support small business restaurants and reduce food insecurity in Indianola. Over 7,188 meals from Crouse Café, Mishmash, Funaro's Deli, Sports Page and Groggy Dog were handed out. Indianola Country Club also donated 600 meals. The need for this project is critical during this COVID-19 pandemic time period to halt the transmission of the virus. The amount of CDBG funding is \$62,700. The entire amount will benefit low- and moderate-income persons within the Indianola public safety service area. No relocation of any person is required for this project. The City of Indianola encouraged anyone with comments, questions, or concerns to contact the City of Indianola during the meeting.

Furthermore, the City of Indianola is seeking to address the housing needs of low-to-moderate person through the following activities:

- Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors
- Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services
- Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beautification and improvement projects on public property
- Establish building and site design criteria for multifamily development and major modifications to existing developments

- Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census
- Create a mixed-use zoning district for the area surrounding downtown and for neighborhoods (Neighborhood Mixed Use) that allows for a combination of residential and limited office or limited retail uses
- Create a mixed-use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/ high density residential, office, and commercial use
- Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses
- Evaluate the potential of tiny housing and various cooperative housing models

The City of Indianola plans to undergo the following planned or potential activities to address housing needs:

- Maintain and promote tax abatement for new housing
- Maintain and promote tax abatement for renovations and upgrades to housing
- Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form
- Promote mixed-density housing developments (for example, a combination of single family detached, and multi-family designed to complement each other)

Public comment was highly encouraged on these items at the time of the hearing. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed. Marchant moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the verification of vacation of a public roadway Council Member Marchant moved to open the Public Hearing and Parker seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Mayor called for any written or oral comments.

Community and Economic Development Director Dissell said the title search Simpson College performed showed this right-of-way vacation had not been formally vacated and recorded. The Resolution will authorize the vacation. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed. Marchant moved and Schroder seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Kling moved and Parker seconded to approve Resolution 2020-284 authorizing the vacation of a public street and the conveyance thereof. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-285 appointing BOKF, N.A. of Lincoln, Nebraska, to serve as paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement was introduced on a motion by Parker and seconded by Hulen. In discussion, City Clerk/CFO Lent explained this and the following three resolutions.

On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved to approve Resolution 2020-286 approving and authorizing a form of loan agreement and authorizing and providing for the issuance of \$6,505,000 General Obligation Capital Loan Notes, Series 2020A, and levying a tax to pay said notes; approval of the tax exemption certificate and continuing disclosure certificate and Schroder seconded. In discussion, Marchant noted that the interest rates for the loans is under one percent. City Clerk/CFO Lent stated that the 2020A note will be paid with TIF revenue. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling and seconded by Parker to approve Resolution 2020-287 appointing BOKF, N.A. of Lincoln, Nebraska, to serve as paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-288 approving and authorizing a form of loan agreement and authorizing and providing for the issuance of \$2,850,000 general obligation refunding capital loan notes, series 2020B (Qualified 501(c)(3) bonds) and levying a tax to pay said notes; approval of the tax exemption certificate and continuing disclosure statement was introduced on a motion by Parker and seconded by Hulen. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A motion was made by Parker and seconded by Kling to approve Resolution 2020-289 approving an agreement for IDOT/IDNR tree funding with the Iowa Department of Transportation. Park and Recreation Director Bylund said the trees were removed in 2012 by the State and never replaced. Council action will allow the trees to be replaced and have the DOT reimburse the City for the cost. Council Member Schroder stated the tree replacement was important to residents on the west side of town. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker introduced Resolution 2020-290 approving Title VI assurances and agreement and moved for its adoption. Kling seconded the motion. In discussion, City Clerk/CFO Lent said the City must follow federal Title VI anti-discrimination law in order to receive federal funds. He stated an ADA transition plan is being developed by Public Works Director Pal and will come before Council when completed. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-291 approving a Professional Services Agreement with Jetco to perform Lift Station upgrades in the amount of \$48,819 was introduced on a motion by Marchant and seconded by Schroder. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling and seconded by Hulen to approve Resolution 2020-292 approving an amendment to the City's existing Dangerous and Dilapidated Program. In discussion, Dissell stated the amendment allows the City to acquire title to abandoned properties; it also renames the policy to the

Real Property Improvement Policy. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell relayed a request from the County to have the City pay for half of the cost of repairs to a storm sewer drain located near the new Warren County Justice Center. Council directed staff to work with the County on this repair.

Schroder moved and Parker seconded to receive and file correspondence from November 13, 20 and 25, 2020, weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

It was moved by Kling at 7:14 p.m. to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Hulen seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 7:20 p.m., Marchant moved to come out of closed session and Parker seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Council Member Southall left the meeting.

No action was taken during or after the closed session on matters discussed in the closed session.

Meeting adjourned at 7:23 pm on a motion by Parker and seconded by Kling.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 12/21/2020

Information

Subject

Resolution setting a Public Hearing for February 1, 2021 to review an application for a State Revolving Fund loan and to make available to the public the contents of an environmental information document and the City of Indianola project plan.

Information

Fiscal Impact

Attachments

Public Notice

Resolution Setting Hearing



SRF Public Notice Example

PUBLIC HEARING NOTICE

The City of Indianola will be holding a Public Hearing to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City of Indianola project plan. These documents include design and environmental information related to the proposed construction of the City of Indianola Water Resource Recovery Facility trunk sewer and outfall project.

The proposed project includes new 36-inch and 42-inch gravity sewer that will generally follow Cavitt Creek to the north to the WRRF. The easement and working room area needed for sewer installation is approximately 100 feet wide or less. The project also includes approximately 3,000 feet of 42-inch outfall piping that connects the treated effluent from the plant to the outfall at the Middle River. This new 42-inch sewer is mostly located in the floodplain north of the WRRF site on City-owned property and will need working room of approximately 90 feet or less. The project covers an estimated total of 87.50 acres with approximately 24.50 acres of ground disturbing construction activity

The purpose of this Public Hearing is to inform area residents of Indianola of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

The Public Hearing location and time are as follows:

February 1, 2021 – 6:00 p.m.
City of Indianola
110 N 1st St
Indianola, IA 50125

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to the City of Indianola at 515-961-9410.

City of Indianola
RESOLUTION NO 2020-

RESOLUTION SETTING A PUBLIC HEARING TO REVIEW AN APPLICATION FOR A STATE REVOLVING FUND (SRF) LOAN AND TO MAKE AVAILABLE TO THE PUBLIC THE CONTENTS OF AN ENVIRONMENTAL INFORMATION DOCUMENT AND THE CITY OF INDIANOLA PROJECT PLAN

WHEREAS, the City of Indianola will be holding a public hearing on February 1, 2021 at 6:00 p.m. to review an application for a State Revolving Fund (SRF) loan and to make available to the public the contents of an environmental information document and the City of Indianola project plan; and

WHEREAS, the proposed project includes new 36-inch and 42-inch gravity sewer that will generally follow Cavitt Creek to the north to the Water Resource Recovery Facility ("WRRF"). The easement and working room area needed for sewer installation is approximately 100 feet wide or less. The project also includes approximately 3,000 feet of 42-inch outfall piping that connects the treated effluent from the plant to the outfall at the Middle River. This new 42-inch sewer is mostly located in the floodplain north of the WRRF site on City-owned property and will need working room of approximately 90 feet or less. The project covers an estimated total of 87.50 acres with approximately 24.50 acres of ground disturbing construction activity; and

WHEREAS, the purpose of this public hearing is to inform area residents of Indianola of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the proposed application is hereby set for the 1st day of February 2021, at 6:00 o'clock p.m. in the Council Chambers of the Municipal Building in Indianola, Iowa.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED AND ADOPTED this the 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 12/21/2020

Information

Subject

Approval of Pay Application No 6 to Williams Brothers Construction for the Water Resource Recovery Facility Project in the amount of \$2,127,521.96.

Information

As of this Pay Application, Williams Brothers Construction Inc. has been paid 23.3% of the contract. Items included in this application are through November 30, 2020 and include site work, admin vehicle storage building, peak flow treatment, oxidation ditch, secondary clarifiers, UV disinfection building, and aerobic digester work and stored materials.

Updates on the project may be found on the City website at
<http://www.indianolaiaowa.gov/632/Wastewater-Treatment-Plant-Updates>

Fiscal Impact

Attachments

Pay Application



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRRGREEN.COM

December 11, 2020

Mr. Rick Graves
City of Indianola WPC
P.O. Box 299
Indianola, IA 50125

**Re: Indianola Water Resource Recovery Facility (WRRF)
City of Indianola
Contractor's Application for Payment No. 6**

Dear Rick:

Attached is an electronic copy of Payment Application No. 6 from Williams Brothers Construction Inc. (WBCI) for the Indianola Water Resource Recovery Facility (WRRF) project. Items included in this application are through November 30, 2020 and summarized as follows:

- **General Requirements:** Nothing this period;
- **Site Work:** Storm Sewer, Utility Piping, Electrical Site Wiring, Erosion Control, Rock Backfill;
- **100-Electrical Service Building:** Nothing this period;
- **120-Admin Vehicle Storage:** Electrical;
- **210-Headworks:** Nothing this period;
- **230-Grit Building:** Nothing this period;
- **250-Equalization Tank:** Nothing this period;
- **270-Peak Flow Treatment:** Concrete Footings, Concrete Walls, Concrete Slab on Grade, Electrical;
- **320-Oxidation Ditches:** Concrete Walls, Electrical;
- **350-Secondary Treatment Building:** Nothing this period;
- **380-Secondary Clarifiers:** Rebar, Concrete Walls;
- **420-UV Disinfection Building:** Concrete Footings, Concrete Walls, Process Piping;
- **520-Aerobic Digester:** Rebar, Concrete Slab on Grade, Utility Piping;
- **550-Solids Processing Building:** Nothing this period;
- **570-Biosolids Storage:** Nothing this period;
- **Stored Materials:** Metal Building Systems, Rebar, Grit Removal Equipment, Bolted Wastewater Storage Tanks;

The total for Pay Application No. 6 is \$2,127,521.96. As of this Pay Application, WBCI has been paid 23.3% of the contract. The total work completed and stored to date is 24.5% of the total contract which breaks down to work completed of 18.9% with the remainder in stored materials. As of this Pay Application, 33% of the time has been used. WBCI appears to be slightly behind schedule based on work completed and time remaining. However, WBCI's most recent progress schedule shows project completion before the contractual completion dates.



We have reviewed Payment Application No. 6 and verified that WBCI is current with their certified payroll and has submitted the partial waiver of lien. Therefore, we recommend full payment of Payment Application No. 6 as submitted by Williams Brothers Construction Inc. Please execute the pay application and distribute copies to all parties.

If you have any questions regarding this payment application, please feel free to contact me at (515) 657-5289.

Sincerely,
HR Green, Inc.

A handwritten signature in blue ink that reads 'Joseph Frankl'.

Joseph Frankl, P.E.
Project Manager

Cc : Andy Lent, City Clerk
 Ryan Waller, City Manager
 File

J:\2019\191899\Construction\Payment\Pay_Estimates\#6\ltr-121120-Williams_Brothers_Pay_Request_6.docx



**WILLIAMS
BROTHERS**
CONSTRUCTION INC.

December 10, 2020

HR Green Inc.

RE: Application for payment No. 6
Indianola Water Resource Recovery Facility

Attn.: James Rasmussen

Enclosed is our Pay Application No. 6 for work completed through November 30, 2020 consisting of:

1. Application for payment -- One (1) email copy
2. Waiver of Lien -- Our partial waiver of lien for the current application for payment.

We will appreciate your processing this application for payment and request that you notify us, by copy of your letter of transmittal and page one (1) of the application for payment, when this pay request has been submitted to the Owner.

Sincerely,

WILLIAMS BROTHERS CONSTRUCTION INC.

By Misty Dietrich
Misty Dietrich

Encl.

APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE 1 OF PAGES

TO OWNER: City of Indianola
 >> 110 N 1st Street
 Indianola, IA 50125

Telephone:
 Fax:

PROJECT Indianola Water Resource Recovery Facility

Application No. 6
 Period To: November 30, 2020
 PROJECT NOS.:

Distribution to:
 OWNER
 ENGINEER

FROM CONTRACTOR: Williams Brothers Construction Inc. VIA ENGINEER HR Green Inc.
 P.O. Box 1366
 Peoria, Illinois 61654

5525 Merle Hay Road, Suite 200
 Johnston, IA 50131

Phone: 515-278-2913
 Fax:

App'l date November 30, 2020
 Contract date:
 Substantial completion date:
Invoice 11 20 530 6

CONTRACT FOR: General Ph 309/688-0416; Fax 309/688-0891
 email -- (misty) (anthony) @wbci.us

Attn: James Rusmussen

CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

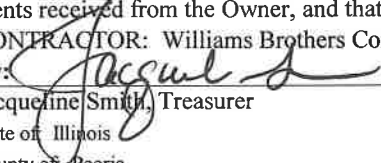
Application is made for payment, as shown below, in connection with the Contract.
 Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM	45,600,000.00
2. Net Change by Change Orders.....	
3. CONTRACT SUM TO DATE (LINE 1 +2).....	45,600,000.00
4. TOTAL COMPLETED AND STORED TO DATE.....	11,192,828.86
(Column G on G702)	
5. RETAINAGE:	
a. 5 % of 100% of Contract.....	(430,895.51)
(Columns D + E on G703)	
b. 5 % of Stored Material.....	(128,745.94)
(Columns F on G703)	
Total Retainage (Line 5a + 5b or	0.00
Total in Column I of G703)	(559,641.44)
6. TOTAL EARNED LESS RETAINAGE	10,633,187.42
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	(8,505,665.46)
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	2,127,521.96
9. BALANCE TO FINISH, INCLUDING RETAINAGE	34,966,812.58
(Line 3 less Line 6)	

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

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

CONTRACTOR: Williams Brothers Construction Inc.

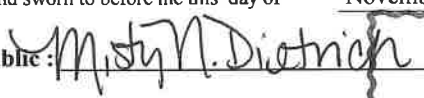
By:  Date: November 30, 2020

Jacqueline Smith, Treasurer

State of Illinois

County of Peoria

Subscribed and sworn to before me this day of November 30, 2020

Notary Public:  MISTY N. DIETRICH

Notary Public, State of Illinois

My Commission Expires 07-23-2022

My Commission expires: April 1, 2018

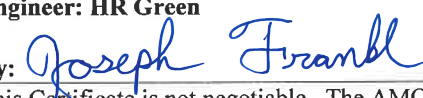
ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED 2,127,521.96

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

Engineer: HR Green

By:  Date: 12/11/2020

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

1	CONTINUATION SHEET										Application No. 6		PER TO: November 30, 2020				
2											APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola					SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.	NO	Water Resource Recovery Facility					SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH		
									45,600,000.00					25%		0.00	
									0.00								
7	Div.	#01	General Requirements														
8	01	0000	1	Mobilization					August Winter & Sons, Inc.	185,000.00	46,250.00	0.00	46,250.00	25%	138,750.00	2,312.50	
9	01	0000	1	Demobilization					August Winter & Sons, Inc.	5,000.00				0%	5,000.00	0.00	
10	01	0000	1	Div #1					Price Electric	177,000.00	111,960.00	0.00	111,960.00	63%	65,040.00	5,598.00	
11	01	0000	1	Demobilization					Williams Brothers Const. Inc.	101,250.00				0%	101,250.00	0.00	
12	01	0000	1	Submittal Exchange					Williams Brothers Const. Inc.	28,321.27	28,321.27	0.00	28,321.27	100%	0.00	1,416.06	
13	01	0000	1	Mobilization					Williams Brothers Const. Inc.	1,687,500.00	843,750.00	0.00	843,750.00	50%	843,750.00	42,187.50	
14	01	0000	1	Bond /Insurance					Williams Brothers Const. Inc.	1,147,500.00	1,147,500.00	0.00	1,147,500.00	100%	0.00	57,375.00	
15	Site Work															0.00	
16	03	0000	0	Site Structures										0%	0.00	0.00	
17	03	0000	0	Rebar					M/L Harris Rebar (Ambassador Steel)	30,025.00				0%	30,025.00	0.00	
18	03	0000	0	Concrete					M Norwalk Ready Mix Concrete Inc.	27,279.62				0%	27,279.62	0.00	
19	03	0000	0	Form & place										0%	0.00	0.00	
20	03	0000	0	Walls					L Williams Brothers Const. Inc.	208,278.78				0%	208,278.78	0.00	
21	03	0000	0	Base Slabs					L Williams Brothers Const. Inc.	19,164.60				0%	19,164.60	0.00	
22	03	0000	0	SOG					L Williams Brothers Const. Inc.	12,675.15	1,267.52	0.00	1,267.52	10%	11,407.64	63.38	
23	03	0000	0	Precast Hollowcore Slabs					L Williams Brothers Const. Inc.	3,473.55				0%	3,473.55	0.00	
24	03	0000	0	Suspended Slab					L Williams Brothers Const. Inc.	8,468.55				0%	8,468.55	0.00	
25	03	0000	0	Mechanical Curbs					L Williams Brothers Const. Inc.	1,999.35				0%	1,999.35	0.00	
26	03	0000	0	Concrete					M Norwalk Ready Mix Concrete Inc.	392,918.50				0%	392,918.50	0.00	
27	03	0000	0	Pavement					L Williams Brothers Const. Inc.	787,570.42				0%	787,570.42	0.00	
28	03	0000	0	Sidewalk					L Williams Brothers Const. Inc.	72,666.10				0%	72,666.10	0.00	
29	03	1000	0	Site Bridge					M Molin Concrete Products	7,782.00				0%	7,782.00	0.00	
30	03	1000	0	Site Bridge					L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00	
31	08	3100	0	Access Doors and Panels					M Nystrom	425.00				0%	425.00	0.00	
32	08	3100	0	Access Doors and Panels					L Williams Brothers Const. Inc.	1,470.85				0%	1,470.85	0.00	
33	10	4400	0	Fire Protection Specialties					M Johnson Specialty Sales, Ltd.	1,525.00				0%	1,525.00	0.00	
34	10	4400	0	Fire Protection Specialties					L Williams Brothers Const. Inc.	889.20				0%	889.20	0.00	
35	22	0500	0	24" CMP Flared End Section					J and K Contracting	5,741.96	2,870.98	0.00	2,870.98	50%	2,870.98	143.55	
36	22	0500	0	12" PVC Storm Sewer					J and K Contracting	41,393.52	23,297.40	0.00	6,550.00	29,847.40	72%	11,546.12	1,492.37
37	22	0500	0	SW-508 Modified Intake					J and K Contracting	12,088.35	9,066.26	0.00		9,066.26	75%	3,022.09	453.31
38	22	0500	0	SW-508 Intake					J and K Contracting	36,265.05	27,198.79	0.00		27,198.79	75%	9,066.26	1,359.94
39	22	0500	0	SW-512 Intake					J and K Contracting	6,392.82		0.00	1,066.68	1,066.68	17%	5,326.14	53.33
40	22	0500	0	42" RCP Flared End Section					J and K Contracting	14,050.56		0.00	5,144.00	5,144.00	37%	8,906.56	257.20
41	22	0500	0	SW-501 Intake					J and K Contracting	5,928.62					0%	5,928.62	0.00
42	22	0500	0	6" PVC Site Sanitary Sewer					J and K Contracting	76,522.60		0.00	1,410.50	1,410.50	2%	75,112.10	70.53
43	22	0500	0	60" SW-301 Manhole					J and K Contracting	256,987.28	128,493.64	0.00		128,493.64	50%	128,493.64	6,424.68
44	22	0500	0	12" CMP Flared End Section					J and K Contracting	2,327.56					0%	2,327.56	0.00
45	22	0500	0	4" PVC Site Sanitary Sewer					J and K Contracting	10,070.25	1,157.50	0.00		1,157.50	11%	8,912.75	57.88
46	22	0500	0	12" PVC EQ Overflow					J and K Contracting	13,982.40		0.00	3,693.85	3,693.85	26%	10,288.55	184.69
47	22	0500	0	8" PVC Site Sanitary Sewer					J and K Contracting	16,713.39					0%	16,713.39	0.00
48	22	0500	0	6" PVC RDT Supernatant					J and K Contracting	50,333.86	50,333.86	0.00		50,333.86	100%	0.00	2,516.69
49	22	0500	0	12" PVC Oxidation Ditch Drain					J and K Contracting	23,445.52	23,445.52	0.00		23,445.52	100%	0.00	1,172.28
50	22	0500	0	6" PVC RDT Drain					J and K Contracting	6,304.07					0%	6,304.07	0.00
51	22	0500	0	SW-403 Overflow Structure					J and K Contracting	14,606.14	14,606.14	0.00		14,606.14	100%	0.00	730.31
52	22	0500	0	4" Roof Drain					J and K Contracting	5,949.64					0%	5,949.64	0.00
53	22	0500	0	8" Roof Drain					J and K Contracting	7,413.93					0%	7,413.93	0.00
54	22	0500	0	60" EQ Basin Manhole					J and K Contracting	14,937.54					0%	14,937.54	0.00
55	22	0500	0	15" Sanitary Sewer Cleanout					J and K Contracting	4,602.30					0%	4,602.30	0.00
56	22	0500	0	15" Solid Drain					J and K Contracting	41,087.14					0%	41,087.14	0.00
57	22	0500	0	8" Solid Drain					J and K Contracting	55,959.82	12,376.90	0.00	1,720.40	14,097.30	25%	41,862.52	704.87

CONTINUATION SHEET											
1											
2											
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	STORED	& STORED	Complete	TO FINISH	
58	22	0500	0	10" Solid Drain	J and K Contracting	32,848.20	8,472.75	0.00	2,464.00	10,936.75	546.84
59	22	0500	0	6" Footing Drain	J and K Contracting	120,618.96	61,477.02	(0.00)	677.04	62,154.06	3,107.70
60	22	0500	0	24" PVC Storm Sewer	J and K Contracting	3,612.42				3,612.42	0.00
61	22	0500	0	30" RCP Storm Sewer	J and K Contracting	32,716.47	17,244.06	0.00		17,244.06	862.20
62	22	0500	0	24" PVC Oxidation Ditch Influent	J and K Contracting	79,907.16	79,907.16	0.00		79,907.16	3,995.36
63	22	0500	0	84" Aerobic Digester Flow Combiner	J and K Contracting	24,754.39				0%	0.00
64	22	0500	0	10" PVC Clarifier Drain	J and K Contracting	43,542.36		0.00	10,479.10	10,479.10	24,754.39
65	22	0500	0	72" Oxidation Ditch Manhole	J and K Contracting	29,292.51				24%	33,063.26
66	22	0500	0	6" Perimeter Subdrain	J and K Contracting	32,357.00		0.00	5,606.80	5,606.80	523.96
67	22	0500	0	42" RCP Storm Sewer	J and K Contracting	20,027.29		20,027.29	0.00	0%	29,292.51
68	22	0500	0	60" SW-401 Manhole	J and K Contracting	6,889.80	6,889.80	0.00		17%	26,750.20
69	22	0500	0	48" SW-401 Manhole	J and K Contracting	11,565.90		0.00	5,606.80	5,606.80	280.34
70	22	0500	0	6" Roof Drain	J and K Contracting	6,632.64		0.00	9,817.20	9,817.20	1,001.36
71	22	0500	0	SW-562 Intake	J and K Contracting	4,296.70		0.00	85%	1,748.70	490.86
72	22	0500	0	12" PVC Aerobic Digester Drain	J and K Contracting	22,949.64		0.00	1,066.68	1,066.68	53.33
73	22	0500	0	48" SW-301 Manhole w/ Drop Connection	J and K Contracting	22,052.35				16%	5,565.96
74	22	0500	0	48" SW-301 Manhole	J and K Contracting	85,972.64	33,066.40	(0.00)	3,204.60	36,271.00	22,949.64
75	22	0500	0	12" PVC PFT Drain	J and K Contracting	13,356.04	13,356.04	0.00		0%	22,052.35
76	22	0500	0	24" PVC PFT Influent	J and K Contracting	103,978.00		0.00	67,809.94	67,809.94	0.00
77	22	0500	0	14" PVC Grit Influent	J and K Contracting	73,300.40	70,006.00	0.00	0.00	100%	0.00
78	22	0500	0	96" SW-301 Overflow Drain Manhole	J and K Contracting	21,326.79	21,326.79	0.00		96%	3,294.40
79	22	0500	0	72" SW-301 Manhole	J and K Contracting	67,779.20				0%	0.00
80	22	0500	0	24" PVC Grit Influent	J and K Contracting	168,639.48	168,639.48	0.00		100%	0.00
81	22	0500	0	18" DIP Secondary Clarifier Effluent	J and K Contracting	86,606.08		(0.00)	27,207.32	27,207.32	8,431.97
82	22	0500	0	30" DIP Oxidation Ditch Effluent Concrete Encased	J and K Contracting	10,334.70	10,334.70	0.00		31%	59,398.76
83	22	0500	0	10" DIP Clarifier Sludge Return	J and K Contracting	35,077.18		0.00	5,337.87	5,337.87	1,360.37
84	22	0500	0	6" PVC Clarifier Scum	J and K Contracting	29,894.94				100%	0.00
85	22	0500	0	4" PVC WAS	J and K Contracting	12,251.52		0.00	2,932.30	2,932.30	516.74
86	22	0500	0	24" DIP PFT Effluent Concrete Encased	J and K Contracting	4,554.48	4,554.48	0.00		15%	29,739.31
87	22	0500	0	12" DIP PFT Drain Concrete Encased	J and K Contracting	4,019.94	4,019.94	0.00		0%	29,894.94
88	22	0500	0	18" DIP PFT Effluent Concrete Encased	J and K Contracting	56,804.91	56,804.91	0.00		24%	9,319.22
89	22	0500	0	24" PVC Secondary Clarifier Effluent	J and K Contracting	82,568.28		0.00	50,000.00	50,000.00	146.62
90	22	0500	0	12" DIP Secondary Clarifier Effluent	J and K Contracting	47,511.36				100%	0.00
91	22	0500	0	16" DIP Secondary Clarifier Effluent	J and K Contracting	35,965.95		0.00	11,926.40	11,926.40	0.00
92	22	0500	0	20" PVC Oxidation Ditch Influent	J and K Contracting	41,235.70		(0.00)	5,251.52	5,251.52	227.72
93	22	0500	0	24" PVC PFT Effluent	J and K Contracting	43,732.08		0.00	30,000.00	30,000.00	201.00
94	22	0500	0	6" PVC Equalization Pump Station Return	J and K Contracting	20,510.05	19,357.80	0.00		100%	0.00
95	22	0500	0	30" DIP Oxidation Ditch Effluent	J and K Contracting	138,246.57		0.00	89,119.81	89,119.81	2,840.25
96	22	0500	0	16" PVC Return Activated Sludge	J and K Contracting	78,619.34		0.00	40,153.72	40,153.72	2,500.00
97	22	0500	0	12" PVC Site Sanitary Sewer	J and K Contracting	96,409.45	34,696.66	(0.00)	7,867.20	42,563.86	32,568.28
98	22	0500	0	42" PVC Influent Trunk Sewer	J and K Contracting	230,353.20	174,510.00	0.00	28,860.00	203,370.00	47,511.36
99	22	0500	0	8" Fire	J and K Contracting	52,634.80	31,406.40	9,305.60	11,264.62	51,976.62	24,039.55
100	22	0500	0	6" Fire	J and K Contracting	166,088.98	44,836.48	0.00	81,783.03	126,619.51	596.32
101	22	0500	0	6" Potable Water	J and K Contracting	32,732.42				0%	47,511.36
102	22	0500	0	30" PVC Effluent Outfall Sewer	J and K Contracting	34,783.23	13,387.36	0.00	5,308.66	18,696.02	33%
103	22	0500	0	4" Water	J and K Contracting	200,185.59	42,179.17	10,349.24	54,268.92	106,797.33	54%
104	22	0500	0	6" Irrigation	J and K Contracting	89,328.96	15,876.00	0.00	32,826.66	48,702.66	53%
105	22	0500	0	2" Water	J and K Contracting	37,158.03	3,769.20	628.20		4,397.40	55%
106	22	0500	0	Fire Hydrant	J and K Contracting	59,582.43	19,860.81	0.00	17,020.02	36,880.83	12%
107	22	0500	0	24" DIP PFT Influent Concrete Encased	J and K Contracting	5,012.63	5,012.63	0.00		5,012.63	62%
108	22	0500	0	6" DIP RDT Supernatant Concrete Encased	J and K Contracting	6,205.68	6,205.68	0.00		6,205.68	100%
109	22	0500	0	4" PVC Biosolids	J and K Contracting	11,402.00	5,701.00	0.00		5,701.00	50%
110	22	0500	0	4" PVC Scum	J and K Contracting	11,957.36				0%	11,957.36

1		CONTINUATION SHEET				Application No. 6		PER TO: November 30, 2020					
2						APPL DATE: November 30, 2020		ENGINEER'S PROJECT NO.:		0.00			
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
111	22	0500	0	3" Water	J and K Contracting	7,938.06		0.00	168.14	168.14	2%	7,769.92	8.41
112	22	0500	0	Yard Hydrant	J and K Contracting	20,347.44					0%	20,347.44	0.00
113	23	0500	0	24" PVC Storm Sewer Supplied by Others	J and K Contracting	34,116.00	29,680.92	0.00		29,680.92	87%	4,435.08	1,484.05
114	25	1300	0	Controls-Jetco-System Programming	M Price Electric	39,500.00					0%	39,500.00	0.00
115	25	1300	0	Controls-Jetco-Design	M Price Electric	28,800.00					0%	28,800.00	0.00
116	25	1300	0	Control-Jetco SCDA Hardware/Software	M Price Electric	100,000.00					0%	100,000.00	0.00
117	25	1300	0	Controls-Jetco/Price Electrical Gear	M Price Electric	669,000.00					0%	669,000.00	0.00
118	25	1300	0	Controls-Jetco-Instrumentation	L Price Electric	128,500.00					0%	128,500.00	0.00
119	25	1300	0	Controls-Jetco-Control Panels	L Price Electric	310,790.00					0%	310,790.00	0.00
120	25	1300	0	Controls-Jetco-Onsite Startup-Training	L Price Electric	20,440.00					0%	20,440.00	0.00
121	25	1300	0	SCDA Supplemental Hour	L Price Electric	11,040.00					0%	11,040.00	0.00
122	26	0000	0	Site/Feeder Wire	L Price Electric	1,350,760.00	243,136.80	94,553.20		337,690.00	25%	1,013,070.00	16,884.50
123	26	4113	0	Lightning Protection	M Price Electric	18,940.00					0%	18,940.00	0.00
124	28	1000	0	Access Control	M Price Electric	35,246.44					0%	35,246.44	0.00
125	31		0	Parking Lot Striping	M/L Parking Lot Specialties LLC	1,185.00					0%	1,185.00	0.00
126	31		0	Landscaping	M/L Soil-Tek	177,650.00	23,400.00	0.00		23,400.00	13%	154,250.00	1,170.00
127	31		0	Erosion Control/SWPPP	M/L Soil-Tek	42,350.00	20,666.50	300.00		20,966.50	50%	21,383.50	1,048.33
128	31	2319	0	Dewatering	M/L Williams Brothers Const. Inc.	26,000.00	13,000.00	0.00		13,000.00	50%	13,000.00	650.00
129	31	5000	0	Pavement Prep	M/L Iowa Earth Works	61,477.50					0%	61,477.50	0.00
130	31	5000	0	Sidewalk Prep	M/L Iowa Earth Works	3,676.00					0%	3,676.00	0.00
131	31	5000	0	Mass Grading and respread	M/L Iowa Earth Works	566,983.00	510,000.00	0.00		510,000.00	90%	56,983.00	25,500.00
132	31	5000	0	Trees Removal	M/L Iowa Earth Works	10,000.00					0%	10,000.00	0.00
133	31	5000	0	Placement of Temp drive	M/L Iowa Earth Works	86,167.50	86,167.50	0.00		86,167.50	100%	0.00	4,308.38
134	31	5000	0	Removal of Temp Drive	M/L Iowa Earth Works	86,167.50					0%	86,167.50	0.00
135	31	5000	0	6" Modified for Roadway	M/L Iowa Earth Works	146,350.00	73,175.00	0.00		73,175.00	50%	73,175.00	3,658.75
136	31	5000	0	Gravel	M/L Williams Brothers Const. Inc.	300,000.00	135,000.00	15,000.00		150,000.00	50%	150,000.00	7,500.00
137	33	3211	0	Gate Operators	M Des Moines Steel Fence Co., Inc.	75,420.00					0%	75,420.00	0.00
138	33	3211	0	Gate Operators	L Des Moines Steel Fence Co., Inc.						0%	0.00	0.00
139	33	3212	0	Chain Link Gates	M Des Moines Steel Fence Co., Inc.						0%	0.00	0.00
140	33	3212	0	Chain Link Gates	L Des Moines Steel Fence Co., Inc.						0%	0.00	0.00
141	100	Electrical Service Building									0%	0.00	0.00
142	03	0000	100	100 Electrical Service Bldg							0%	0.00	0.00
143	03	0000	100	Rebar	M/L Harris Rebar (Ambassador Steel)	8,400.00					0%	8,400.00	0.00
144	03	0000	100	Concrete	M Norwalk Ready Mix Concrete Inc.	4,562.96					0%	4,562.96	0.00
145	03	0000	100	Form & place							0%	0.00	0.00
146	03	0000	100	Grade Beams	L Williams Brothers Const. Inc.	20,920.95					0%	20,920.95	0.00
147	03	0000	100	SOG	L Williams Brothers Const. Inc.	11,387.25					0%	11,387.25	0.00
148	05	1200	100	100 Vactor Receiving	M HME, Inc	6,918.48					0%	6,918.48	0.00
149	05	1200	100	100 Vactor Receiving	L Williams Brothers Const. Inc.	3,900.00					0%	3,900.00	0.00
150	08	1116	100	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00	0.00
151	08	1116	100	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00	0.00
152	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00	0.00
153	08	4313	100	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00	0.00
154	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00	0.00
155	08	4313	100	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00	0.00
156	09	9000	100	Paints and Coatings 100 Electrical Bldg	M RP Coatings	400.00					0%	400.00	0.00
157	09	9000	100	Paints and Coatings	L RP Coatings	1,700.00					0%	1,700.00	0.00
158	13	3419	100	Metal Buildings System	M Riverview Construction Company	18,756.00		0.00	18,756.00	18,756.00	100%	0.00	937.80
159	13	3419	100	Metal Buildings System	L Riverview Construction Company	21,274.00					0%	21,274.00	0.00
160	23	0593	100	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	252.00					0%	252.00	0.00
161	23	0719	100	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00					0%	210.00	0.00
162	23	0719	100	HVAC Piping Insulation	L Corn States Metal Fabricators	350.00					0%	350.00	0.00
163	23	1123	100	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00					0%	5,000.00	0.00

1	2	CONTINUATION SHEET					Application No. 6	PER. TO: November 30, 2020					
3	4	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
		Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
164	23	1123	100	HVAC Sequence of Operation	L	Corn States Metal Fabricators	12,000.00				0%	12,000.00	0.00
165	23	2300	100	Refrigerant Piping	M	Corn States Metal Fabricators	500.00				0%	500.00	0.00
166	23	2300	100	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00				0%	3,100.00	0.00
167	23	3100	100	HVAC Ducts and Casings	M	Corn States Metal Fabricators	8,620.00				0%	8,620.00	0.00
168	23	3100	100	HVAC Ducts and Casings	L	Corn States Metal Fabricators	9,790.00				0%	9,790.00	0.00
169	23	3300	100	Air Duct Accessories	M	Corn States Metal Fabricators	150.00				0%	150.00	0.00
170	23	3300	100	Air Duct Accessories	L	Corn States Metal Fabricators	100.00				0%	100.00	0.00
171	23	3439	100	Propeller Fans	M	Corn States Metal Fabricators	7,610.00				0%	7,610.00	0.00
172	23	3439	100	Propeller Fans	L	Corn States Metal Fabricators	2,500.00				0%	2,500.00	0.00
173	23	3700	100	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	350.00				0%	350.00	0.00
174	23	3700	100	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	590.00				0%	590.00	0.00
175	23	8127	100	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	0.00	22,400.00	100%	0.00	1,120.00
176	23	8127	100	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0%	2,800.00	0.00
177	26	0000	100	Electrical Building	M	Price Electric	47,697.00				0%	47,697.00	0.00
178	26	3213	100	Generator	M	Price Electric	484,533.00				0%	484,533.00	0.00
179	31	5000	100	Building excavation/backfill	M/L	Iowa Earth Works	11,300.00				0%	11,300.00	0.00
180	120	Admin	Vehicle Storage										0.00
181	03	0000	120	120 Admin Vehicle Storage							0%	0.00	0.00
182	03	0000	120	Rebar	M/L	Harris Rebar (Ambassador Steel)	34,855.00	0.00	21,855.00	21,855.00	63%	13,000.00	1,092.75
183	03	0000	120	Concrete	M	Norwalk Ready Mix Concrete Inc.	48,461.80				0%	48,461.80	0.00
184	03	0000	120	Form & place							0%	0.00	0.00
185	03	0000	120	Grade Beams	L	Williams Brothers Const. Inc.	122,889.83				0%	122,889.83	0.00
186	03	0000	120	SOG	L	Williams Brothers Const. Inc.	137,366.55				0%	137,366.55	0.00
187	03	0000	120	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	9,892.13				0%	9,892.13	0.00
188	03	1000	120	120 Admin Vehicle Storage	M	Molin Concrete Products	19,870.00				0%	19,870.00	0.00
189	03	1000	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
190	04	2000	120	120 Admin Brick	M	Seedorff Masonry, Inc.	18,539.00				0%	18,539.00	0.00
191	04	2000	120	120 Admin Insulation	M	Seedorff Masonry, Inc.	3,914.00				0%	3,914.00	0.00
192	04	2000	120	120 Admin CMU	M	Seedorff Masonry, Inc.	26,144.00				0%	26,144.00	0.00
193	04	2000	120	120 Admin CMU	L	Seedorff Masonry, Inc.	90,081.00				0%	90,081.00	0.00
194	04	2000	120	120 Admin Insulation	L	Seedorff Masonry, Inc.	1,910.00				0%	1,910.00	0.00
195	04	2000	120	120 Admin Brick	L	Seedorff Masonry, Inc.	37,755.00				0%	37,755.00	0.00
196	05	1200	120	120 Admin Vehicle Storage	M	HME, Inc.	24,119.82				0%	24,119.82	0.00
197	05	1200	120	120 Admin Vehicle Storage	L	Williams Brothers Const. Inc.	16,900.00				0%	16,900.00	0.00
198	08	1113	120	Hollow Metal Doors and Frames	M	Commercial Construction Products Co	199,871.84				0%	199,871.84	0.00
199	08	1113	120	Hollow Metal Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00
200	08	1116	120	Aluminum Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00
201	08	1116	120	Aluminum Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00
202	08	3613	120	Sectional Doors	M	WD Door	28,655.00				0%	28,655.00	0.00
203	08	3613	120	Sectional Doors	L	WD Door	6,290.00				0%	6,290.00	0.00
204	08	4313	120	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0%	0.00	0.00
205	08	4313	120	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0%	0.00	0.00
206	08	7100	120	Door Hardware	M	Commercial Construction Products Co					0%	0.00	0.00
207	08	7100	120	Door Hardware	L	Commercial Construction Products Co					0%	0.00	0.00
208	09	3000	120	Tiling	M	Jim's Carpet Once	4,450.00				0%	4,450.00	0.00
209	09	3000	120	Tiling	L	Jim's Carpet Once	6,150.00				0%	6,150.00	0.00
210	09	5100	120	Acoustical Ceilings	M/L	Heartland Finishes, Inc.	4,675.00				0%	4,675.00	0.00
211	09	6500	120	Resilient Flooring	M	Jim's Carpet Once	750.00				0%	750.00	0.00
212	09	6500	120	Resilient Flooring	L	Jim's Carpet Once	650.00				0%	650.00	0.00
213	09	7200	120	Wall Covering	M	RP Coatings	1,500.00				0%	1,500.00	0.00
214	09	7200	120	Wall Covering	L	RP Coatings	3,500.00				0%	3,500.00	0.00
215	09	9000	120	Paints and Coatings 120 Admin/Veh Storage	M	RP Coatings	8,000.00				0%	8,000.00	0.00
216	09	9000	120	Paints and Coatings	L	RP Coatings	40,000.00				0%	40,000.00	0.00

1		CONTINUATION SHEET				Application No. 6		PER. TO: November 30, 2020					
2						APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00					
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
217	09	9500	120	Broadcast System Flooring	M	RP Coatings					0%	6,000.00	0.00
218	09	9500	120	Broadcast System Flooring	L	RP Coatings					0%	13,000.00	0.00
219	10	2113	120	Plastic Toilet Compartments	M	EPCO Ltd, Inc.					0%	1,367.00	0.00
220	10	2113	120	Plastic Toilet Compartments	L	Williams Brothers Const. Inc.					0%	1,170.00	0.00
221	10	2800	120	Toilet, Bath and Laundry Accessories	M	EPCO Ltd, Inc.					0%	1,413.00	0.00
222	10	2800	120	Toilet, Bath and Laundry Accessories	L	Williams Brothers Const. Inc.					0%	3,120.00	0.00
223	10	5113	120	Metal Lockers	M/L	OSDI					0%	4,707.00	0.00
224	12	2400	120	Window Shades	M/L	Premier Edge, LLC					0%	1,788.00	0.00
225	12	3600	120	PLAM Casework, Tops & Sills	M	Innovative Laboratory Systems					0%	11,150.00	0.00
226	12	3600	120	PLAM Casework, Tops & Sills	L	Innovative Laboratory Systems					0%	1,200.00	0.00
227	13	3419	120	Metal Buildings System	M	Riverview Construction Compa		0.00	64,276.00	64,276.00	64%	35,815.00	3,213.80
228	13	3419	120	Metal Buildings System	L	Riverview Construction Compa					0%	104,836.00	0.00
229	21	0500	120	Fire Suppression	M	Midwest Automatic Fire Sprink					0%	16,857.00	0.00
230	21	0500	120	Fire Suppression	L	Midwest Automatic Fire Sprink					0%	23,943.00	0.00
231	22	0500	120	120 Admin Bldg	M	August Winter & Sons, Inc.					0%	119,743.00	0.00
232	22	0500	120	120 Admin Bldg	L	August Winter & Sons, Inc.					0%	75,230.00	0.00
233	23	0593	120	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators					0%	504.00	0.00
234	23	0713	120	Duct Insulation	M	Corn States Metal Fabricators					0%	590.00	0.00
235	23	0713	120	Duct Insulation	L	Corn States Metal Fabricators					0%	1,110.00	0.00
236	23	0719	120	HVAC Piping Insulation	M	Corn States Metal Fabricators					0%	340.00	0.00
237	23	0719	120	HVAC Piping Insulation	L	Corn States Metal Fabricators					0%	380.00	0.00
238	23	1123	120	Facility Natural-Gas Piping	M	Corn States Metal Fabricators					0%	1,500.00	0.00
239	23	1123	120	HVAC Sequence of Operation	M	Corn States Metal Fabricators					0%	10,000.00	0.00
240	23	1123	120	HVAC Sequence of Operation	L	Corn States Metal Fabricators					0%	27,000.00	0.00
241	23	1123	120	Facility Natural-Gas Piping	L	Corn States Metal Fabricators					0%	6,200.00	0.00
242	23	2300	120	Refrigerant Piping	M	Corn States Metal Fabricators					0%	1,000.00	0.00
243	23	2300	120	Refrigerant Piping	L	Corn States Metal Fabricators					0%	5,200.00	0.00
244	23	3100	120	HVAC Ducts and Casings	M	Corn States Metal Fabricators					0%	30,160.00	0.00
245	23	3100	120	HVAC Ducts and Casings	L	Corn States Metal Fabricators					0%	34,280.00	0.00
246	23	3300	120	Air Duct Accessories	M	Corn States Metal Fabricators					0%	520.00	0.00
247	23	3300	120	Air Duct Accessories	L	Corn States Metal Fabricators					0%	350.00	0.00
248	23	3423	120	HVAC Power Ventilators	M	Corn States Metal Fabricators					0%	7,040.00	0.00
249	23	3423	120	HVAC Power Ventilators	L	Corn States Metal Fabricators					0%	2,250.00	0.00
250	23	3439	120	Propeller Fans	M	Corn States Metal Fabricators					0%	7,610.00	0.00
251	23	3439	120	Propeller Fans	L	Corn States Metal Fabricators					0%	2,600.00	0.00
252	23	3700	120	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators					0%	350.00	0.00
253	23	3700	120	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators					0%	590.00	0.00
254	23	5400	120	Furnaces	M	Corn States Metal Fabricators		0.00	11,425.00	11,425.00	49%	11,825.00	571.25
255	23	5400	120	Furnaces	L	Corn States Metal Fabricators					0%	2,990.00	0.00
256	23	5533	120	Fuel-Fired Unit Heaters	M	Corn States Metal Fabricators					0%	25,940.00	0.00
257	23	5533	120	Fuel-Fired Unit Heaters	L	Corn States Metal Fabricators					0%	7,010.00	0.00
258	23	8127	120	Libert AC Units	M	Corn States Metal Fabricators		0.00	22,400.00	22,400.00	100%	0.00	1,120.00
259	23	8127	120	Libert AC Units	L	Corn States Metal Fabricators					0%	2,800.00	0.00
260	26	0000	120	Admin Building	M	Price Electric		6,000.00		6,000.00	2%	294,000.00	300.00
261	31	5000	120	Building excavation/backfill	M/L	Iowa Earth Works					0%	45,200.00	0.00
262	210	Headworks									0%	0.00	0.00
263	03	0000	210	210 Headworks									
264	03	0000	210	Rebar	M/L	Harris Rebar (Ambassador Steel)		0.00	67,293.76	67,293.76	57%	51,721.24	3,364.69
265	03	0000	210	Concrete	M	Norwalk Ready Mix Concrete I					0%	129,518.27	0.00
266	03	0000	210	Form & place							0%	0.00	0.00
267	03	0000	210	Footings/pads	L	Williams Brothers Const. Inc.					0%	9,846.23	0.00
268	03	0000	210	Walls	L	Williams Brothers Const. Inc.					0%	514,237.25	0.00
269	03	0000	210	Base Slab	L	Williams Brothers Const. Inc.					0%	79,211.93	0.00

1		CONTINUATION SHEET					Application No. 6		PER TO: November 30, 2020				
2							APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
270	03	0000	210	SOG	L Williams Brothers Const. Inc.	84,898.13					0%	84,898.13	0.00
271	03	0000	210	Suspended Slab	L Williams Brothers Const. Inc.	126,427.65					0%	126,427.65	0.00
272	03	0000	210	Housekeeping pads	L Williams Brothers Const. Inc.	4,029.75					0%	4,029.75	0.00
273	03	0000	210	Grouting	L Williams Brothers Const. Inc.	4,257.36					0%	4,257.36	0.00
274	03	1000	210	210 Headworks	M Molin Concrete Products	35,127.00					0%	35,127.00	0.00
275	03	1000	210	210 Headworks	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00	0.00
276	04	2000	210	210 Headworks Insulation	M Seedorff Masonry, Inc.	14,545.00					0%	14,545.00	0.00
277	04	2000	210	210 Headworks CMU	M Seedorff Masonry, Inc.	27,209.00					0%	27,209.00	0.00
278	04	2000	210	210 Headworks Brick	M Seedorff Masonry, Inc.	42,280.00					0%	42,280.00	0.00
279	04	2000	210	210 Headworks Brick	L Seedorff Masonry, Inc.	88,230.00					0%	88,230.00	0.00
280	04	2000	210	210 Headworks CMU	L Seedorff Masonry, Inc.	85,745.00					0%	85,745.00	0.00
281	04	2000	210	210 Headworks Insulation	L Seedorff Masonry, Inc.	6,440.00					0%	6,440.00	0.00
282	05	1200	210	210 Headworks	M HME, Inc	49,325.56					0%	49,325.56	0.00
283	05	1200	210	210 Headworks	L Williams Brothers Const. Inc.	33,800.00					0%	33,800.00	0.00
284	06	1000	210	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42					0%	8,858.42	0.00
285	07	5400	210	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetme	25,561.54					0%	25,561.54	0.00
286	07	5400	210	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetme	22,914.98					0%	22,914.98	0.00
287	07	6200	210	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetme	819.74					0%	819.74	0.00
288	07	6200	210	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetme	4,709.68					0%	4,709.68	0.00
289	08	1116	210	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00	0.00
290	08	1116	210	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00	0.00
291	08	3323	210	Overhead Coilings Doors	M WD Door	18,275.00					0%	18,275.00	0.00
292	08	3323	210	Overhead Coilings Doors	L WD Door	1,856.38					0%	1,856.38	0.00
293	08	4313	210	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00	0.00
294	08	4313	210	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00	0.00
295	08	7100	210	Door Hardware	M Commercial Construction Products Co						0%	0.00	0.00
296	08	7100	210	Door Hardware	L Commercial Construction Products Co						0%	0.00	0.00
297	09	9000	210	Paints and Coatings 210 Headworks	M RP Coatings	18,000.00					0%	18,000.00	0.00
298	09	9000	210	Paints and Coatings	L RP Coatings	90,000.00					0%	90,000.00	0.00
299	22	0500	210	210 Headworks	M August Winter & Sons, Inc.	19,000.00					0%	19,000.00	0.00
300	22	0500	210	210 Headworks	L August Winter & Sons, Inc.	24,000.00					0%	24,000.00	0.00
301	23	0593	210	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	1,008.00					0%	1,008.00	0.00
302	23	0713	210	Duct Insulation	M Corn States Metal Fabricators	1,510.00					0%	1,510.00	0.00
303	23	0713	210	Duct Insulation	L Corn States Metal Fabricators	2,790.00					0%	2,790.00	0.00
304	23	0719	210	HVAC Piping Insulation	M Corn States Metal Fabricators	210.00					0%	210.00	0.00
305	23	0719	210	HVAC Piping Insulation	L Corn States Metal Fabricators	450.00					0%	450.00	0.00
306	23	1123	210	Facility Natural-Gas Piping	M Corn States Metal Fabricators	1,400.00					0%	1,400.00	0.00
307	23	1123	210	HVAC Sequence of Operation	M Corn States Metal Fabricators	10,000.00					0%	10,000.00	0.00
308	23	1123	210	HVAC Sequence of Operation	L Corn States Metal Fabricators	23,000.00					0%	23,000.00	0.00
309	23	1123	210	Facility Natural-Gas Piping	L Corn States Metal Fabricators	8,000.00					0%	8,000.00	0.00
310	23	2300	210	Refrigerant Piping	M Corn States Metal Fabricators	500.00					0%	500.00	0.00
311	23	2300	210	Refrigerant Piping	L Corn States Metal Fabricators	3,100.00					0%	3,100.00	0.00
312	23	3100	210	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,160.00					0%	30,160.00	0.00
313	23	3100	210	HVAC Ducts and Casings	L Corn States Metal Fabricators	34,280.00					0%	34,280.00	0.00
314	23	3300	210	Air Duct Accessories	M Corn States Metal Fabricators	520.00					0%	520.00	0.00
315	23	3300	210	Air Duct Accessories	L Corn States Metal Fabricators	250.00					0%	250.00	0.00
316	23	3423	210	HVAC Power Ventilators	M Corn States Metal Fabricators	7,040.00					0%	7,040.00	0.00
317	23	3423	210	HVAC Power Ventilators	L Corn States Metal Fabricators	2,450.00					0%	2,450.00	0.00
318	23	3700	210	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	350.00					0%	350.00	0.00
319	23	3700	210	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	590.00					0%	590.00	0.00
320	23	7433	210	Packaged MAU	M Corn States Metal Fabricators	25,600.00					0%	25,600.00	0.00
321	23	7433	210	Packaged MAU	L Corn States Metal Fabricators	1,500.00					0%	1,500.00	0.00
322	23	8101	210	Terminal Heat Transfer Units	M Corn States Metal Fabricators	15,480.00					0%	15,480.00	0.00

1	CONTINUATION SHEET					Application No. 6		PER. TO: November 30, 2020					
2						APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00					
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
323	23	8101	210	Terminal Heat Transfer Units	L	Corn States Metal Fabricators					0%	1,060.00	0.00
324	23	8127	210	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	0.00	21,800.00	97%	600.00	1,090.00
325	23	8127	210	Libert AC Units	L	Corn States Metal Fabricators	2,800.00				0%	2,800.00	0.00
326	23	8417	210	Dehumidifiers	M	Corn States Metal Fabricators	4,000.00	0.00	0.00	2,999.00	75%	1,001.00	149.95
327	23	8417	210	Dehumidifiers	L	Corn States Metal Fabricators	350.00				0%	350.00	0.00
328	26	0000	210	Headworks Building	L	Price Electric	225,000.00				0%	225,000.00	0.00
329	31	5000	210	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	11,300.00	0.00		25%	33,900.00	565.00
330	31	6613	210	Headworks	M/L	Helitech	39,416.00	39,416.00	0.00		100%	0.00	1,970.80
331	35	2016.3	210	Slide Gates	M	August Winter & Sons	66,000.00		0.00	66,000.00	100%	0.00	3,300.00
332	35	2016.3	210	Slide Gates	L	August Winter & Sons	25,000.00				0%	25,000.00	0.00
333	43	2138	210	Vertical Turbine Solids Handling Pumps	M	August Winter & Sons	600,000.00				0%	600,000.00	0.00
334	43	2138	210	Vertical Turbine Solids Handling Pumps	L	August Winter & Sons	304,320.00				0%	304,320.00	0.00
335	46	2151	210	Multiple Rake Bar Screen	M	August Winter & Sons	330,000.00				0%	330,000.00	0.00
336	46	2151	210	Multiple Rake Bar Screen	L	August Winter & Sons	100,000.00				0%	100,000.00	0.00
337	46	2152	210	Scrennings Washer/Compactor	M	August Winter & Sons	included in 462151				0%	0.00	0.00
338	46	2152	210	Scrennings Washer/Compactor	L	August Winter & Sons	included in 462151				0%	0.00	0.00
339	230	Grit Building											0.00
340	03	0000	230	230 Grit Building							0%	0.00	0.00
341	03	0000	230	Rebar	M/L	Harris Rebar (Ambassador Steel)	74,040.00	59,067.11	(0.00)	14,573.56	99%	399.33	3,682.03
342	03	0000	230	Concrete	M	Norwalk Ready Mix Concrete Inc.	55,118.71	41,339.03	0.00		75%	13,779.68	2,066.95
343	03	0000	230	Form & place							0%	0.00	0.00
344	03	0000	230	Walls	L	Williams Brothers Const. Inc.	325,573.60	260,458.88	0.00		80%	65,114.72	13,022.94
345	03	0000	230	Base Slab	L	Williams Brothers Const. Inc.	73,777.53	73,777.53	0.00		100%	0.00	3,688.88
346	03	0000	230	SOG	L	Williams Brothers Const. Inc.	43,768.90				0%	43,768.90	0.00
347	03	0000	230	Suspended Slab	L	Williams Brothers Const. Inc.	120,041.05				0%	120,041.05	0.00
348	03	1000	230	230 Grit Bldg	M	Molin Concrete Products	10,475.00				0%	10,475.00	0.00
349	03	1000	230	230 Grit Bldg	L	Williams Brothers Const. Inc.	10,504.00				0%	10,504.00	0.00
350	04	2000	230	230 Grit Insulation	M	Seedorff Masonry, Inc.	10,608.00				0%	10,608.00	0.00
351	04	2000	230	230 Grit CMU	M	Seedorff Masonry, Inc.	9,903.00				0%	9,903.00	0.00
352	04	2000	230	230 Grit Brick	M	Seedorff Masonry, Inc.	16,656.00				0%	16,656.00	0.00
353	04	2000	230	230 Grit Brick	L	Seedorff Masonry, Inc.	34,687.00				0%	34,687.00	0.00
354	04	2000	230	230 Grit Insulation	L	Seedorff Masonry, Inc.	4,763.00				0%	4,763.00	0.00
355	04	2000	230	230 Grit CMU	L	Seedorff Masonry, Inc.	38,819.00				0%	38,819.00	0.00
356	05	1200	230	230 Grit Building	M	HME, Inc	48,135.04	4,815.00	(0.00)	19,260.00	50%	24,060.04	1,203.75
357	05	1200	230	230 Grit Building	L	Williams Brothers Const. Inc.	33,800.00				0%	33,800.00	0.00
358	06	1000	230	Bolted Plates at roof equipment	M/L	Williams Brothers Const. Inc.	3,168.75				0%	3,168.75	0.00
359	06	1000	230	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42				0%	8,858.42	0.00
360	06	6000	230	Parshall Flume Liners	M	August Winter & Sons, Inc.	12,000.00	0.00		12,000.00	100%	0.00	600.00
361	06	6000	230	Parshall Flume Liners	L	August Winter & Sons, Inc.	9,500.00				0%	9,500.00	0.00
362	07	1713	230	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	7,800.00	4,680.00	0.00	4,680.00	60%	3,120.00	234.00
363	07	1713	230	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	5,850.00	3,510.00	0.00	3,510.00	60%	2,340.00	175.50
364	07	5400	230	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetmetal	7,518.10				0%	7,518.10	0.00
365	07	5400	230	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetmetal	6,740.00				0%	6,740.00	0.00
366	07	6200	230	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetmetal	240.00				0%	240.00	0.00
367	07	6200	230	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetmetal	1,380.00				0%	1,380.00	0.00
368	08	1116	230	Aluminum Doors and Frames	M	Commercial Construction Products Co					0%	0.00	0.00
369	08	1116	230	Aluminum Doors and Frames	L	Commercial Construction Products Co					0%	0.00	0.00
370	08	3100	230	Access Doors and Panels	M	Nystrom	534.00	0.00		534.00	100%	0.00	26.70
371	08	3100	230	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29				0%	490.29	0.00
372	08	3323	230	Overhead Coilings Doors	M	WD Door	6,172.50				0%	6,172.50	0.00
373	08	3323	230	Overhead Coilings Doors	L	WD Door	928.25				0%	928.25	0.00
374	08	4313	230	Aluminum Framed Storefronts	M	Commercial Construction Products Co					0%	0.00	0.00
375	08	4313	230	Aluminum Framed Storefronts	L	Commercial Construction Products Co					0%	0.00	0.00

1	CONTINUATION SHEET					Application No. 6		PER. TO: November 30, 2020					
2						APPL DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00					
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
376	08	7100	230	Door Hardware	M	Commercial Construction Products Co					0%	0.00	0.00
377	08	7100	230	Door Hardware	L	Commercial Construction Products Co					0%	0.00	0.00
378	09	9000	230	Paints and Coatings 230 Grit Bldg	M	RP Coatings					0%	7,000.00	0.00
379	09	9000	230	Paints and Coatings	L	RP Coatings					0%	20,000.00	0.00
380	22	0500	230	230 Grit Bldg	M	August Winter & Sons, Inc.		3,000.00		3,000.00	30%	7,000.00	150.00
381	22	0500	230	230 Grit Bldg	L	August Winter & Sons, Inc.		12,000.00		12,000.00	40%	18,000.00	600.00
382	23	0593	230	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators					0%	1,008.00	0.00
383	23	0713	230	Duct Insulation	M	Corn States Metal Fabricators					0%	2,000.00	0.00
384	23	0713	230	Duct Insulation	L	Corn States Metal Fabricators					0%	3,700.00	0.00
385	23	1123	230	Facility Natural-Gas Piping	M	Corn States Metal Fabricators					0%	1,800.00	0.00
386	23	1123	230	HVAC Sequence of Operation	M	Corn States Metal Fabricators					0%	11,000.00	0.00
387	23	1123	230	HVAC Sequence of Operation	L	Corn States Metal Fabricators					0%	28,000.00	0.00
388	23	1123	230	Facility Natural-Gas Piping	L	Corn States Metal Fabricators					0%	11,000.00	0.00
389	23	3100	230	HVAC Ducts and Casings	M	Corn States Metal Fabricators		0.00	18,910.00	18,910.00	73%	6,950.00	945.50
390	23	3100	230	HVAC Ducts and Casings	L	Corn States Metal Fabricators					0%	29,380.00	0.00
391	23	3300	230	Air Duct Accessories	M	Corn States Metal Fabricators					0%	450.00	0.00
392	23	3300	230	Air Duct Accessories	L	Corn States Metal Fabricators					0%	300.00	0.00
393	23	3423	230	HVAC Power Ventilators	M	Corn States Metal Fabricators					0%	10,560.00	0.00
394	23	3423	230	HVAC Power Ventilators	L	Corn States Metal Fabricators					0%	3,380.00	0.00
395	23	3700	230	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators					0%	700.00	0.00
396	23	3700	230	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators					0%	1,190.00	0.00
397	23	7433	230	Packaged MAU	M	Corn States Metal Fabricators					0%	25,600.00	0.00
398	23	7433	230	Packaged MAU	L	Corn States Metal Fabricators					0%	1,500.00	0.00
399	23	8101	230	Terminal Heat Transfer Units	M	Corn States Metal Fabricators					0%	7,740.00	0.00
400	23	8101	230	Terminal Heat Transfer Units	L	Corn States Metal Fabricators					0%	530.00	0.00
401	26	0000	230	Grit Building	L	Price Electric		14,500.00	0.00	14,500.00	5%	275,500.00	725.00
402	31	5000	230	Building excavation/backfill	M/L	Iowa Earth Works		11,300.00	0.00	11,300.00	50%	11,300.00	565.00
403	35	2016	230	Slide Gates	M	August Winter & Sons		0.00		54,000.00	100%	0.00	2,700.00
404	35	2016	230	Slide Gates	L	August Winter & Sons					0%	35,000.00	0.00
405	41	2213	230	Bridge Crane	M	Waite Equipment					0%	17,000.00	0.00
406	41	2213	230	Bridge Crane	L	Waite Equipment					0%	4,300.00	0.00
407	41	2223	230	Hoist and Monorail System	M	Waite Equipment					0%	3,200.00	0.00
408	41	2223	230	Hoist and Monorail System	L	Waite Equipment					0%	750.00	0.00
409	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	M	August Winter & Sons					0%	115,000.00	0.00
410	43	2117	230	Vortex (Torque-Flow) Pumping Equipment	L	August Winter & Sons		3,000.00	0.00	3,000.00	5%	57,000.00	150.00
411	43	4113	230	Hydropneumatic Tank	M	August Winter & Sons					0%	55,000.00	0.00
412	43	4113	230	Hydropneumatic Tank	L	August Winter & Sons					0%	25,500.00	0.00
413	46	2323	230	Grit Removal Equipment	M	August Winter & Sons			240,000.00	240,000.00	100%	0.00	12,000.00
414	46	2323	230	Grit Removal Equipment	L	August Winter & Sons		6,900.00	0.00	6,900.00	6%	108,100.00	345.00
415	46	2327	230	Grit Washer	M	August Winter & Sons			185,000.00	185,000.00	100%	0.00	9,250.00
416	46	2327	230	Grit Washer	L	August Winter & Sons		6,900.00	0.00	6,900.00	6%	108,100.00	345.00
417	46	6124	230	Composite Sampler	M	August Winter & Sons					0%	9,500.00	0.00
418	250	Equalization Tank											0.00
419	03	0000	250	250 Equalization Tank							0%	0.00	0.00
420	03	0000	250	Rebar	M/L	Harris Rebar (Ambassador Steel)		0.00	46,769.41	46,769.41	52%	43,965.59	2,338.47
421	03	0000	250	Concrete	M	Norwalk Ready Mix Concrete Inc.					0%	121,947.48	0.00
422	03	0000	250	Form & place							0%	0.00	0.00
423	03	0000	250	Footings	L	Williams Brothers Const. Inc.					0%	64,284.98	0.00
424	03	0000	250	Walls	L	Williams Brothers Const. Inc.					0%	310,185.45	0.00
425	03	0000	250	Base Slab	L	Williams Brothers Const. Inc.					0%	38,591.78	0.00
426	03	0000	250	SOG	L	Williams Brothers Const. Inc.					0%	124,810.88	0.00
427	03	0000	250	Suspended Slab	L	Williams Brothers Const. Inc.					0%	16,034.63	0.00
428	03	0000	250	Houskeeping Pads	L	Williams Brothers Const. Inc.					0%	4,764.15	0.00

1		CONTINUATION SHEET				Application No. 6		PER. TO: November 30, 2020				
2						APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
429	03	0000	250		Grouting	L	Williams Brothers Const. Inc.			0%	490.32	0.00
430	05	1200	250		250 EQ Tank Return Flow PS	M	HME, Inc			0%	2,849.12	0.00
431	05	1200	250		250 EQ Tank Return Flow PS	L	Williams Brothers Const. Inc.			0%	3,900.00	0.00
432	07	1353	250		Elastomeric Deck Coverings	M	RP Coatings			0%	4,000.00	0.00
433	07	1353	250		Elastomeric Deck Coverings	L	RP Coatings			0%	8,000.00	0.00
434	07	1713	250		Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.			0%	9,113.81	0.00
435	07	1713	250		Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.			0%	6,370.00	0.00
436	08	3100	250		Access Doors and Panels	M	Nystrom	0.00	1,097.00	100%	0.00	54.85
437	08	3100	250		Access Doors and Panels	L	Williams Brothers Const. Inc.			0%	490.29	0.00
438	09	9000	250		Paints and Coatings 250 EQ Tanks	M	RP Coatings			0%	400.00	0.00
439	09	9000	250		Paints and Coatings	L	RP Coatings			0%	2,500.00	0.00
440	23	0593	250		Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators			0%	1,008.00	0.00
441	23	1123	250		HVAC Sequence of Operation	M	Corn States Metal Fabricators			0%	5,000.00	0.00
442	23	1123	250		HVAC Sequence of Operation	L	Corn States Metal Fabricators			0%	12,000.00	0.00
443	23	3423	250		HVAC Power Ventilators	M	Corn States Metal Fabricators			0%	10,560.00	0.00
444	23	3423	250		HVAC Power Ventilators	L	Corn States Metal Fabricators			0%	3,380.00	0.00
445	23	8101	250		Terminal Heat Transfer Units	M	Corn States Metal Fabricators			0%	7,740.00	0.00
446	23	8101	250		Terminal Heat Transfer Units	L	Corn States Metal Fabricators			0%	530.00	0.00
447	31	5000	250		Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	0.00	50%	22,600.00	1,130.00
448	31	6613	250		Equalization Tank	M/L	Helitech	103,250.00	0.00	100%	0.00	5,162.50
449	33	3613	250		Bolted Steel Wastewater Storage Tank-131' Tank	M	Great Plains Structurs LLC	0.00	239,520.00	84%	44,525.00	11,976.00
450	33	3613	250		Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC			0%	94,290.00	0.00
451	43	2139	250		Submersible Solids Handling Pump Equipment	M	August Winter & Sons			0%	85,000.00	0.00
452	43	2139	250		Submersible Solids Handling Pump Equipment	L	August Winter & Sons			0%	156,538.00	0.00
453	46	4123	250		Submersible Mixing Equipment-250 Equalization Tank	M	August Winter & Sons			0%	35,000.00	0.00
454	46	4123	250		Submersible Mixing Equipment	L	August Winter & Sons			0%	83,053.00	0.00
455	270	Peak Flow Treatment								0%	0.00	0.00
456	03	0000	270		270 Peak Flow Treatment Str					0%	0.00	0.00
457	03	0000	270		Rebar	M/L	Harris Rebar (Ambassador Steel)	24,425.00	0.00	83%	6,899.59	1,628.77
458	03	0000	270		Concrete	M	Norwalk Ready Mix Concrete Inc			0%	37,200.90	0.00
459	03	0000	270		Form & place					0%	0.00	0.00
460	03	0000	270		Footings/Pads	L	Williams Brothers Const. Inc.	18,507.35	7,931.73	100%	0.00	1,321.95
461	03	0000	270		Walls	L	Williams Brothers Const. Inc.	111,085.02	55,542.51	90%	18,514.17	8,331.38
462	03	0000	270		SOG	L	Williams Brothers Const. Inc.	27,405.34	54,810.68	100%	0.00	2,740.53
463	03	0000	270		Houskeeping Pads	L	Williams Brothers Const. Inc.			0%	5,734.80	0.00
464	03	1000	270		270 Peak Flow	M	Molin Concrete Products			0%	6,642.00	0.00
465	03	1000	270		270 Peak Flow	L	Williams Brothers Const. Inc.			0%	10,504.00	0.00
466	04	2000	270		270 Peak Flow Brick	M	Seedorff Masonry, Inc.			0%	11,090.00	0.00
467	04	2000	270		270 Peak Flow CMU	M	Seedorff Masonry, Inc.			0%	6,960.00	0.00
468	04	2000	270		270 Peak Flow Insulation	M	Seedorff Masonry, Inc.			0%	5,114.00	0.00
469	04	2000	270		270 Peak Flow Brick	L	Seedorff Masonry, Inc.			0%	20,788.00	0.00
470	04	2000	270		270 Peak Flow CMU	L	Seedorff Masonry, Inc.			0%	28,180.00	0.00
471	04	2000	270		270 Peak Flow Insulation	L	Seedorff Masonry, Inc.			0%	2,421.00	0.00
472	05	1200	270		270 Peak Flow Treatment	M	HME, Inc	2,535.00	0.00	6%	39,721.12	126.75
473	05	1200	270		270 Peak Flow Treatment	L	Williams Brothers Const. Inc.			0%	33,800.00	0.00
474	08	1113	270		Hollow Metal Doors and Frames	M	Commercial Construction Products Co			0%	0.00	0.00
475	08	1113	270		Hollow Metal Doors and Frames	L	Commercial Construction Products Co			0%	0.00	0.00
476	08	1116	270		Aluminum Doors and Frames	M	Commercial Construction Products Co			0%	0.00	0.00
477	08	1116	270		Aluminum Doors and Frames	L	Commercial Construction Products Co			0%	0.00	0.00
478	08	3323	270		Overhead Coilings Doors	M	WD Door	8,157.50		0%	8,157.50	0.00
479	08	3323	270		Overhead Coilings Doors	L	WD Door	928.25		0%	928.25	0.00
480	08	4313	270		Aluminum Framed Storefronts	M	Commercial Construction Products Co			0%	0.00	0.00
481	08	4313	270		Aluminum Framed Storefronts	L	Commercial Construction Products Co			0%	0.00	0.00

1		CONTINUATION SHEET					Application No. 6		PER. TO: November 30, 2020			
2							APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00			
3	Spec	Build	City of Indiana	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
482	08	7100	270	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00
483	08	7100	270	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00
484	09	9000	270	Paints and Coatings 270 Peak Flow Treatment	M	RP Coatings	12,500.00			0%	12,500.00	0.00
485	09	9000	270	Paints and Coatings	L	RP Coatings	20,000.00			0%	20,000.00	0.00
486	13	3419	270	Metal Buildings System	M	Riverview Construction Compa	41,804.00	0.00	29,691.00	71%	12,113.00	1,484.55
487	13	3419	270	Metal Buildings System	L	Riverview Construction Compa	41,138.00			0%	41,138.00	0.00
488	21	0500	270	Fire Suppression	M	Midwest Automatic Fire Sprink	3,880.00			0%	3,880.00	0.00
489	21	0500	270	Fire Suppression	L	Midwest Automatic Fire Sprink	6,770.00			0%	6,770.00	0.00
490	23	0593	270	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	504.00			0%	504.00	0.00
491	23	1123	270	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	800.00			0%	800.00	0.00
492	23	1123	270	HVAC Sequence of Operation	M	Corn States Metal Fabricators	5,000.00			0%	5,000.00	0.00
493	23	1123	270	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	4,600.00			0%	4,600.00	0.00
494	23	1123	270	HVAC Sequence of Operation	L	Corn States Metal Fabricators	14,000.00			0%	14,000.00	0.00
495	23	3100	270	HVAC Ducts and Casings	M	Corn States Metal Fabricators	25,850.00			0%	25,850.00	0.00
496	23	3100	270	HVAC Ducts and Casings	L	Corn States Metal Fabricators	29,380.00			0%	29,380.00	0.00
497	23	3300	270	Air Duct Accessories	M	Corn States Metal Fabricators	440.00			0%	440.00	0.00
498	23	3300	270	Air Duct Accessories	L	Corn States Metal Fabricators	300.00			0%	300.00	0.00
499	23	3423	270	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,040.00			0%	7,040.00	0.00
500	23	3423	270	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00			0%	2,250.00	0.00
501	23	8101	270	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	7,740.00			0%	7,740.00	0.00
502	23	8101	270	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	530.00			0%	530.00	0.00
503	26	0000	270	Peak Flow Treatment	L	Price Electric	250,000.00	45,000.00	5,000.00	20%	200,000.00	2,500.00
504	31	5000	270	Building excavation/backfill	M/L	Iowa Earth Works	22,600.00	11,300.00	0.00	50%	11,300.00	565.00
505	41	4116	270	Bulk Chemical Storage Tanks	M	August Winter & Sons	65,000.00	0.00	65,000.00	100%	0.00	3,250.00
506	41	4116	270	Bulk Chemical Storage Tanks	L	August Winter & Sons	43,000.00			0%	43,000.00	0.00
507	46	3334	270	Peristaltic Metering Pumps	M	August Winter & Sons	75,000.00			0%	75,000.00	0.00
508	46	3334	270	Peristaltic Metering Pumps	L	August Winter & Sons	35,500.00			0%	35,500.00	0.00
509	46	3383	270	Chemical Feed Accessories	M	August Winter & Sons	140,000.00			0%	140,000.00	0.00
510	46	3383	270	Chemical Feed Accessories	L	August Winter & Sons	50,000.00			0%	50,000.00	0.00
511	46	6442	270	Peak Flow Treatment-Cloth Media Filters	M	August Winter & Sons	1,387,000.00			0%	1,387,000.00	0.00
512	46	6442	270	Peak Flow Treatment-Cloth Media Filters	L	August Winter & Sons	350,000.00	17,500.00	0.00	5%	332,500.00	875.00
513	320			Oxidation Ditches								0.00
514	03	0000	320	320 Oxidation Ditches						0%	0.00	0.00
515	03	0000	320	Rebar	M/L	Harris Rebar (Ambassador Steel)	464,630.00	162,620.50	0.00	75%	115,834.93	17,439.75
516	03	0000	320	Concrete	M	Norwalk Ready Mix Concrete Inc	405,205.45			0%	405,205.45	0.00
517	03	0000	320	Form & place						0%	0.00	0.00
518	03	0000	320	Walls	L	Williams Brothers Const. Inc.	1,980,990.88	495,247.72	594,297.26	55%	891,445.89	54,477.25
519	03	0000	320	Round Piers & Columns	L	Williams Brothers Const. Inc.	1,823.18			0%	1,823.18	0.00
520	03	0000	320	Base Slab	L	Williams Brothers Const. Inc.	413,406.45	330,725.16	0.00	80%	82,681.29	16,536.26
521	03	0000	320	Precast Hollowcore Slabs	L	Williams Brothers Const. Inc.	19,118.70			0%	19,118.70	0.00
522	03	0000	320	Beams	L	Williams Brothers Const. Inc.	89,986.95			0%	89,986.95	0.00
523	03	0000	320	Suspended Slab	L	Williams Brothers Const. Inc.	106,384.05			0%	106,384.05	0.00
524	03	0000	320	Houskeeping Pads	L	Williams Brothers Const. Inc.	3,758.40			0%	3,758.40	0.00
525	03	0000	320	Grouting	L	Williams Brothers Const. Inc.	955.40			0%	955.40	0.00
526	03	1000	320	320 Oxidation Ditch	M	Molin Concrete Products	53,849.00			0%	53,849.00	0.00
527	03	1000	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.	21,008.00			0%	21,008.00	0.00
528	05	1200	320	320 Oxidation Ditch	M	HME, Inc	101,417.04			0%	101,417.04	0.00
529	05	1200	320	320 Oxidation Ditch	L	Williams Brothers Const. Inc.	67,600.00			0%	67,600.00	0.00
530	05	1200	320	320 Oxidation Structural Flow Splitter	M	HME, Inc	5,667.98			0%	5,667.98	0.00
531	05	1200	320	320 Oxidation Structural Flow Splitter	L	Williams Brothers Const. Inc.	3,900.00			0%	3,900.00	0.00
532	26	0000	320	Oxidation Ditches	M	Price Electric	220,000.00	4,400.00	4,400.00	2%	215,600.00	220.00
533	31	5000	320	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	22,600.00	22,600.00	50%	22,600.00	1,130.00
534	31	6613	320	Oxidation Ditch	M/L	Helitech	142,667.00	142,667.00	142,667.00	100%	0.00	7,133.35

CONTINUATION SHEET												
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		APPL. DATE: November 30, 2020						ENGINEER'S PROJECT NO.: 0.00				
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
535	35	2016	320	Slide Gates	M	August Winter & Sons	39,000.00			0%	39,000.00	0.00
536	35	2016	320	Slide Gates	L	August Winter & Sons	9,500.00			0%	9,500.00	0.00
537	46	4123	320	Submersible Mixing Equipment-320 Oxidation Ditch	M	August Winter & Sons	90,000.00			0%	90,000.00	0.00
538	46	4123	320	Submersible Mixing Equipment	L	August Winter & Sons	89,747.00			0%	89,747.00	0.00
539	46	5361	320	Oxidation Ditch System Equipment (Base Bid)	M	August Winter & Sons	1,051,600.00			0%	1,051,600.00	0.00
540	46	5361	320	Oxidation Ditch Sy: 40'	L	August Winter & Sons	95,000.00			0%	95,000.00	0.00
541	350	Secondary Treatment Bldg										
542	03	0000	350	350 Secondary Treatment Bldg						0%	0.00	0.00
543	03	0000	350	Rebar	M/L	Harris Rebar (Ambassador Steel)	49,265.00			0%	49,265.00	0.00
544	03	0000	350	Concrete	M	Norwalk Ready Mix Concrete Inc.	32,261.43			0%	32,261.43	0.00
545	03	0000	350	Form & place						0%	0.00	0.00
546	03	0000	350	Walls	L	Williams Brothers Const. Inc.	126,812.93			0%	126,812.93	0.00
547	03	0000	350	Base Slab	L	Williams Brothers Const. Inc.	27,955.13			0%	27,955.13	0.00
548	03	0000	350	Suspended Slab	L	Williams Brothers Const. Inc.	85,748.63			0%	85,748.63	0.00
549	03	0000	350	Houskeeping Pads	L	Williams Brothers Const. Inc.	4,131.00			0%	4,131.00	0.00
550	03	0000	350	Columns	L	Williams Brothers Const. Inc.	7,418.25			0%	7,418.25	0.00
551	03	1000	350	350 Secondary Treatment	M	Molin Concrete Products	13,528.00			0%	13,528.00	0.00
552	03	1000	350	350 Secondary Treatment	L	Williams Brothers Const. Inc.	10,504.00			0%	10,504.00	0.00
553	04	2000	350	350 Secondary Treatment Brick	M	Seedorff Masonry, Inc.	17,189.00			0%	17,189.00	0.00
554	04	2000	350	350 Secondary Treatment CMU	M	Seedorff Masonry, Inc.	14,329.00			0%	14,329.00	0.00
555	04	2000	350	350 Secondary Treatment Insulation	M	Seedorff Masonry, Inc.	5,853.00			0%	5,853.00	0.00
556	04	2000	350	350 Secondary Treatment Brick	L	Seedorff Masonry, Inc.	36,454.00			0%	36,454.00	0.00
557	04	2000	350	350 Secondary Treatment CMU	L	Seedorff Masonry, Inc.	52,419.00			0%	52,419.00	0.00
558	04	2000	350	350 Secondary Treatment Insulation	L	Seedorff Masonry, Inc.	2,736.00			0%	2,736.00	0.00
559	05	1200	350	350 Secondary Treatment Bldg	M	HME, Inc.	23,415.12			0%	23,415.12	0.00
560	05	1200	350	350 Secondary Treatment Bldg	L	Williams Brothers Const. Inc.	16,900.00			0%	16,900.00	0.00
561	06	1000	350	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42			0%	8,858.42	0.00
562	07	1713	350	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81			0%	9,113.81	0.00
563	07	1713	350	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00			0%	6,370.00	0.00
564	07	5400	350	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetmetal	9,773.53			0%	9,773.53	0.00
565	07	5400	350	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetmetal	8,761.61			0%	8,761.61	0.00
566	07	6200	350	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetmetal	313.43			0%	313.43	0.00
567	07	6200	350	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetmetal	1,800.76			0%	1,800.76	0.00
568	08	1113	350	Hollow Metal Doors and Frames	M	Commercial Construction Products Co				0%	0.00	0.00
569	08	1113	350	Hollow Metal Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00
570	08	1116	350	Aluminum Doors and Frames	M	Commercial Construction Products Co				0%	0.00	0.00
571	08	1116	350	Aluminum Doors and Frames	L	Commercial Construction Products Co				0%	0.00	0.00
572	08	3100	350	Access Doors and Panels	M	Nystrom	801.00	0.00	801.00	100%	0.00	40.05
573	08	3100	350	Access Doors and Panels	L	Williams Brothers Const. Inc.	490.29			0%	490.29	0.00
574	08	4313	350	Aluminum Framed Storefronts	M	Commercial Construction Products Co				0%	0.00	0.00
575	08	4313	350	Aluminum Framed Storefronts	L	Commercial Construction Products Co				0%	0.00	0.00
576	08	7100	350	Door Hardware	M	Commercial Construction Products Co				0%	0.00	0.00
577	08	7100	350	Door Hardware	L	Commercial Construction Products Co				0%	0.00	0.00
578	09	9000	350	Paints and Coatings 350 Sec Treatment Bldg	M	RP Coatings	10,000.00			0%	10,000.00	0.00
579	09	9000	350	Paints and Coatings	L	RP Coatings	40,000.00			0%	40,000.00	0.00
580	11	5353	350	Casework, Tops, Fixtures, Fume Hood	M	Innovative Laboratory Systems	22,550.00			0%	22,550.00	0.00
581	11	5353	350	Casework, Tops, Fixtures, Fume Hood, ASHRAE Testing	L	Innovative Laboratory Systems	3,200.00			0%	3,200.00	0.00
582	22	0500	350	350 Secondary Treatment	M	August Winter & Sons, Inc.	45,000.00			0%	45,000.00	0.00
583	22	0500	350	350 Secondary Treatment	L	August Winter & Sons, Inc.	50,000.00			0%	50,000.00	0.00
584	23	0593	350	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00			0%	1,008.00	0.00
585	23	0713	350	Duct Insulation	M	Corn States Metal Fabricators	2,000.00			0%	2,000.00	0.00
586	23	0713	350	Duct Insulation	L	Corn States Metal Fabricators	3,700.00			0%	3,700.00	0.00
587	23	0719	350	HVAC Piping Insulation	M	Corn States Metal Fabricators	530.00			0%	530.00	0.00

CONTINUATION SHEET												
1												
2												
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	Application No. 6		PER TO: November 30, 2020			
4	Sec		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	APPL. DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0 00			
							WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE
							PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
588	23	0719	350	HVAC Piping Insulation	L Corn States Metal Fabricators	960.00					0%	960.00
589	23	1123	350	Facility Natural-Gas Piping	M Corn States Metal Fabricators	900.00					0%	900.00
590	23	1123	350	HVAC Sequence of Operation	M Corn States Metal Fabricators	7,000.00					0%	7,000.00
591	23	1123	350	Facility Natural-Gas Piping	L Corn States Metal Fabricators	7,500.00					0%	7,500.00
592	23	1123	350	HVAC Sequence of Operation	L Corn States Metal Fabricators	19,000.00					0%	19,000.00
593	23	2300	350	Refrigerant Piping	M Corn States Metal Fabricators	1,300.00					0%	1,300.00
594	23	2300	350	Refrigerant Piping	L Corn States Metal Fabricators	9,600.00					0%	9,600.00
595	23	3100	350	HVAC Ducts and Casings	M Corn States Metal Fabricators	30,166.00					0%	30,166.00
596	23	3100	350	HVAC Ducts and Casings	L Corn States Metal Fabricators	87,824.00					0%	87,824.00
597	23	3300	350	Air Duct Accessories	M Corn States Metal Fabricators	530.00					0%	530.00
598	23	3300	350	Air Duct Accessories	L Corn States Metal Fabricators	350.00					0%	350.00
599	23	3423	350	HVAC Power Ventilators	M Corn States Metal Fabricators	3,520.00					0%	3,520.00
600	23	3423	350	HVAC Power Ventilators	L Corn States Metal Fabricators	1,200.00					0%	1,200.00
601	23	3700	350	Grilles, Registers, Diffusers	M Corn States Metal Fabricators	700.00					0%	700.00
602	23	3700	350	Grilles, Registers, Diffusers	L Corn States Metal Fabricators	1,180.00					0%	1,180.00
603	23	7433	350	Packaged MAU	M Corn States Metal Fabricators	12,800.00					0%	12,800.00
604	23	7433	350	Packaged MAU	L Corn States Metal Fabricators	750.00					0%	750.00
605	23	8101	350	Terminal Heat Transfer Units	M Corn States Metal Fabricators	3,870.00					0%	3,870.00
606	23	8101	350	Terminal Heat Transfer Units	L Corn States Metal Fabricators	270.00					0%	270.00
607	23	8127	350	Libert AC Units	M Corn States Metal Fabricators	22,400.00		0.00	22,400.00	22,400.00	100%	0.00
608	23	8127	350	Libert AC Units	L Corn States Metal Fabricators	2,800.00					0%	2,800.00
609	26	0000	350	Secondary Treatment/Clarifier	L Price Electric	200,000.00					0%	200,000.00
610	31	5000	350	Building excavation/backfill	M/L Iowa Earth Works	11,300.00					0%	11,300.00
611	41	2213	350	Bridge Crane	M Waite Equipment	17,000.00					0%	17,000.00
612	41	2213	350	Bridge Crane	L Waite Equipment	4,300.00					0%	4,300.00
613	41	2223	350	Hoist and Monorail System	M Waite Equipment	3,200.00					0%	3,200.00
614	41	2223	350	Hoist and Monorail System	L Waite Equipment	750.00					0%	750.00
615	43	2139	350	Submersible Solids Handling Pump Equipment	M August Winter & Sons	104,000.00					0%	104,000.00
616	43	2139	350	Submersible Solids Handling Pump Equipment	L August Winter & Sons	156,538.00					0%	156,538.00
617	380			Secondary Clarifiers								0.00
618	03	0000	380	380 Secondary Clarifiers							0%	0.00
619	03	0000	380	Rebar	M/L Harris Rebar (Ambassador Steel)	178,010.00		5,319.87	101,077.45	106,397.32	60%	71,612.68
620	03	0000	380	Concrete	M Norwalk Ready Mix Concrete Inc.	147,096.17					0%	147,096.17
621	03	0000	380	Form & place							0%	0.00
622	03	0000	380	Walls	L Williams Brothers Const. Inc.	686,179.35		34,308.97		34,308.97	5%	651,870.38
623	03	0000	380	Base Slab	L Williams Brothers Const. Inc.	202,724.10	20,272.41	0.00		20,272.41	10%	182,451.69
624	03	0000	380	SOG	L Williams Brothers Const. Inc.	1,323.00					0%	1,323.00
625	03	0000	380	Suspended Slab	L Williams Brothers Const. Inc.	79,596.68					0%	79,596.68
626	03	0000	380	Grouting	L Williams Brothers Const. Inc.	20,280.38					0%	20,280.38
627	05	1200	380	380 Secondary Clarifier Flow Splitter	M HME, Inc	14,514.40					0%	14,514.40
628	05	1200	380	380 Secondary Clarifiers	M HME, Inc	20,663.54					0%	20,663.54
629	05	1200	380	380 Secondary Clarifier Flow Splitter	L Williams Brothers Const. Inc.	11,700.00					0%	11,700.00
630	05	1200	380	380 Secondary Clarifiers	L Williams Brothers Const. Inc.	19,500.00					0%	19,500.00
631	09	9000	380	Paints and Coatings 380 Sec Clarifiers	M RP Coatings	17,000.00					0%	17,000.00
632	09	9000	380	Paints and Coatings	L RP Coatings	67,000.00					0%	67,000.00
633	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00	11,300.00	0.00		11,300.00	50%	11,300.00
634	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00					0%	22,600.00
635	31	5000	380	Building excavation/backfill	M/L Iowa Earth Works	22,600.00					0%	22,600.00
636	31	6613	380	Secondary Clarifier	M/L Helitech	39,416.00	39,416.00	0.00		39,416.00	100%	0.00
637	43	2112	380	Screw Centrifugal Pumps	M August Winter & Sons	34,000.00					0%	34,000.00
638	43	2112	380	Screw Centrifugal Pumps	L August Winter & Sons	9,000.00					0%	9,000.00
639	46	4323	380	Secondary Clarifier Mechanism	M August Winter & Sons	418,000.00					0%	418,000.00
640	46	4323	380	Secondary Clarifier Mechanism	L August Winter & Sons	250,000.00					0%	250,000.00

CONTINUATION SHEET											
1						Application No. 6		PER TO: November 30, 2020			
2						APPL DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00			
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE
4	Sec.	NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
641	420	UV Disinfection Bldg									0.00
642	03	0000	420	UV Disinfection Bldg						0%	0.00
643	03	0000	420	Rebar	M/L Harris Rebar (Ambassador Steel)	22,050.00	13,345.00	0.00	13,345.00	61%	8,705.00
644	03	0000	420	Concrete	M Norwalk Ready Mix Concrete Inc.	23,548.27				0%	23,548.27
645	03	0000	420	Form & place						0%	0.00
646	03	0000	420	Footings	L Williams Brothers Const. Inc.	6,125.63	1,531.41	4,594.22	6,125.63	100%	0.00
647	03	0000	420	Walls	L Williams Brothers Const. Inc.	155,512.60	38,878.15	77,756.30	116,634.45	75%	38,878.15
648	03	0000	420	Base Slab	L Williams Brothers Const. Inc.	26,534.93	8,756.53	(0.00)	8,756.53	33%	17,778.40
649	03	0000	420	SOG	Williams Brothers Const. Inc.	50,381.88				0%	50,381.88
650	03	0000	420	Houskeeping Pads	Williams Brothers Const. Inc.	7,682.85				0%	7,682.85
651	03	1000	420	Disinfection	M Molin Concrete Products	16,910.00				0%	16,910.00
652	03	1000	420	UV Vault	M Molin Concrete Products	6,000.00				0%	6,000.00
653	03	1000	420	Disinfection	L Williams Brothers Const. Inc.	10,504.00				0%	10,504.00
654	04	2000	420	UV Disinfect Insulation	M Seedorff Masonry, Inc.	7,703.00				0%	7,703.00
655	04	2000	420	UV Disinfect Brick	M Seedorff Masonry, Inc.	22,164.00				0%	22,164.00
656	04	2000	420	UV Disinfect CMU	M Seedorff Masonry, Inc.	13,359.00				0%	13,359.00
657	04	2000	420	UV Disinfect CMU	L Seedorff Masonry, Inc.	49,870.00				0%	49,870.00
658	04	2000	420	UV Disinfect Insulation	L Seedorff Masonry, Inc.	3,383.00				0%	3,383.00
659	04	2000	420	UV Disinfect Brick	L Seedorff Masonry, Inc.	46,273.00				0%	46,273.00
660	05	1200	420	UV Value Vault	M HME, Inc	1,149.88				0%	1,149.88
661	05	1200	420	Disinfection	M HME, Inc	45,524.60	4,550.00	0.00	18,240.00	50%	22,734.60
662	05	1200	420	Disinfection	L Williams Brothers Const. Inc.	3,900.00				0%	3,900.00
663	06	1000	420	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42				0%	8,858.42
664	06	8000	420	Fiberglass Reinforced Plastic Fabrications	M Williams Brothers Const. Inc.	12,500.00				0%	12,500.00
665	06	8000	420	Fiberglass Reinforced Plastic Fabrications	L Williams Brothers Const. Inc.	1,875.00				0%	1,875.00
666	07	1713	420	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	9,113.81				0%	9,113.81
667	07	1713	420	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	6,370.00				0%	6,370.00
668	07	5400	420	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetmetal	12,028.96				0%	12,028.96
669	07	5400	420	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetmetal	10,783.52				0%	10,783.52
670	07	6200	420	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetmetal	385.76				0%	385.76
671	07	6200	420	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetmetal	2,216.32				0%	2,216.32
672	08	1116	420	Aluminum Doors and Frames	M Commercial Construction Products Co					0%	0.00
673	08	1116	420	Aluminum Doors and Frames	L Commercial Construction Products Co					0%	0.00
674	08	3323	420	Overhead Coilings Doors	M WD Door	6,172.50				0%	6,172.50
675	08	3323	420	Overhead Coilings Doors	L WD Door	928.25				0%	928.25
676	08	4313	420	Aluminum Framed Storefronts	M Commercial Construction Products Co					0%	0.00
677	08	4313	420	Aluminum Framed Storefronts	L Commercial Construction Products Co					0%	0.00
678	08	7100	420	Door Hardware	M Commercial Construction Products Co					0%	0.00
679	08	7100	420	Door Hardware	L Commercial Construction Products Co					0%	0.00
680	09	9000	420	Paints and Coatings 420 Disinfection	M RP Coatings	3,000.00				0%	3,000.00
681	09	9000	420	Paints and Coatings	L RP Coatings	12,500.00				0%	12,500.00
682	22	0500	420	Disinfection	M August Winter & Sons, Inc	70,000.00		1,400.00	1,400.00	2%	68,600.00
683	22	0500	420	Disinfection	L August Winter & Sons, Inc.	55,000.00	1,650.00	1,100.00	2,750.00	5%	52,250.00
684	23	0593	420	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	504.00				0%	504.00
685	23	0719	420	HVAC Piping Insulation	M Corn States Metal Fabricators	300.00				0%	300.00
686	23	0719	420	HVAC Piping Insulation	L Corn States Metal Fabricators	410.00				0%	410.00
687	23	1123	420	HVAC Sequence of Operation	M Corn States Metal Fabricators	3,400.00				0%	3,400.00
688	23	1123	420	HVAC Sequence of Operation	L Corn States Metal Fabricators	9,600.00				0%	9,600.00
689	23	2300	420	Refrigerant Piping	M Corn States Metal Fabricators	400.00				0%	400.00
690	23	2300	420	Refrigerant Piping	L Corn States Metal Fabricators	2,000.00				0%	2,000.00
691	23	3100	420	HVAC Ducts and Casings	M Corn States Metal Fabricators	8,620.00		0.00		0%	8,620.00
692	23	3100	420	HVAC Ducts and Casings	L Corn States Metal Fabricators	9,790.00				0%	9,790.00
693	23	3300	420	Air Duct Accessories	M Corn States Metal Fabricators	150.00				0%	150.00

1	CONTINUATION SHEET				Application No. 6		PER TO: November 30, 2020						
2					APPL DATE: November 30, 2020		ENGINEER'S PROJECT NO.: 0.00						
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE	
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
694	23	3300	420	Air Duct Accessories	L	Corn States Metal Fabricators					0%	100.00	0.00
695	23	3423	420	HVAC Power Ventilators	M	Corn States Metal Fabricators					0%	7,040.00	0.00
696	23	3423	420	HVAC Power Ventilators	L	Corn States Metal Fabricators					0%	2,250.00	0.00
697	23	3700	420	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators					0%	350.00	0.00
698	23	3700	420	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators					0%	590.00	0.00
699	23	8101	420	Terminal Heat Transfer Units	M	Corn States Metal Fabricators					0%	3,870.00	0.00
700	23	8101	420	Terminal Heat Transfer Units	L	Corn States Metal Fabricators					0%	270.00	0.00
701	23	8127	420	Libert AC Units	M	Corn States Metal Fabricators		0.00	20,500.00	20,500.00	92%	1,900.00	1,025.00
702	23	8127	420	Libert AC Units	L	Corn States Metal Fabricators					0%	2,800.00	0.00
703	23	8417	420	Dehumidifiers	M	Corn States Metal Fabricators		0.00	2,999.00	2,999.00	75%	1,001.00	149.95
704	23	8417	420	Dehumidifiers	L	Corn States Metal Fabricators					0%	350.00	0.00
705	26	0000	420	UV	M	Price Electric		4,000.00	0.00	4,000.00	10%	36,000.00	200.00
706	31	5000	420	Building excavation/backfill	M/L	Iowa Earth Works		11,300.00	0.00	11,300.00	50%	11,300.00	565.00
707	43	2136	420	Vertical Turbine Pumps	M	August Winter & Sons					0%	50,000.00	0.00
708	43	2136	420	Vertical Turbine Pumps	L	August Winter & Sons					0%	125,000.00	0.00
709	43	3263	420	Ultraviolet Disinfection Equipment	M	August Winter & Sons					0%	348,000.00	0.00
710	43	3263	420	Ultraviolet Disinfection Equipment	L	August Winter & Sons					0%	80,000.00	0.00
711	46	6124	420	Composite Sampler	M	August Winter & Sons					0%	9,500.00	0.00
712	520	Aerobic Digester											0.00
713	03	0000	520	520 Aerobic Digester							0%	0.00	0.00
714	03	0000	520	Rebar	M/L	Harris Rebar (Ambassador Steel)		179,475.65		179,475.65	37%	301,039.35	8,973.78
715	03	0000	520	Concrete	M	Norwalk Ready Mix Concrete Inc.					0%	218,299.34	0.00
716	03	0000	520	Form & place							0%	0.00	0.00
717	03	0000	520	Walls	L	Williams Brothers Const. Inc.					0%	729,895.05	0.00
718	03	0000	520	Base Slab	L	Williams Brothers Const. Inc.		88,461.45		88,461.45	50%	88,461.45	4,423.07
719	03	0000	520	Suspended Slab	L	Williams Brothers Const. Inc.					0%	86,070.60	0.00
720	05	1200	520	520 Aerobic Digester	M	HME, Inc.					0%	25,269.22	0.00
721	05	1200	520	520 Aerobic Digester	L	Williams Brothers Const. Inc.					0%	19,500.00	0.00
722	09	9000	520	Paints and Coatings 520 Aerobic Digesters	M	RP Coatings					0%	200.00	0.00
723	09	9000	520	Paints and Coatings	L	RP Coatings					0%	1,000.00	0.00
724	31	5000	520	Building excavation/backfill	M/L	Iowa Earth Works		11,300.00	0.00	11,300.00	25%	33,900.00	565.00
725	31	6613	520	Aerobic Digester	M/L	Helitech		103,250.00	0.00	103,250.00	100%	0.00	5,162.50
726	46	4123	520	Submersible Mixing Equipment-520 Aerobic Digesters	M	August Winter & Sons		90,000.00			0%	90,000.00	0.00
727	46	4123	520	Submersible Mixing Equipment	L	August Winter & Sons		27,500.00			0%	27,500.00	0.00
728	46	5133	520	Flexible Membrane Diffused Aeration Equipment	M	August Winter & Sons		4,500.00	4,500.00		3%	145,500.00	225.00
729	46	5133	520	Flexible Membrane Diffused Aeration Equipment	L	August Winter & Sons		6,000.00	6,000.00		8%	69,000.00	300.00
730	550	Solids Processing Bldg											0.00
731	03	0000	550	550 Solids Processing Bldg							0%	0.00	0.00
732	03	0000	550	Rebar	M/L	Harris Rebar (Ambassador Steel)		103,085.00			0%	103,085.00	0.00
733	03	0000	550	Concrete	M	Norwalk Ready Mix Concrete Inc.		62,738.55			0%	62,738.55	0.00
734	03	0000	550	Form & place							0%	0.00	0.00
735	03	0000	550	Footings	L	Williams Brothers Const. Inc.		29,324.03			0%	29,324.03	0.00
736	03	0000	550	Walls	L	Williams Brothers Const. Inc.		99,273.60			0%	99,273.60	0.00
737	03	0000	550	SOG	L	Williams Brothers Const. Inc.		48,090.38			0%	48,090.38	0.00
738	03	0000	550	Suspended Slab	L	Williams Brothers Const. Inc.		191,216.03			0%	191,216.03	0.00
739	03	0000	550	Columns	L	Williams Brothers Const. Inc.		28,033.43			0%	28,033.43	0.00
740	03	0000	550	Mechanical Curbs	L	Williams Brothers Const. Inc.		373.95			0%	373.95	0.00
741	03	1000	550	550 Solids Process	M	Molin Concrete Products		33,698.00			0%	33,698.00	0.00
742	03	1000	550	550 Solids Process	L	Williams Brothers Const. Inc.		10,504.00			0%	10,504.00	0.00
743	04	2000	550	550 Solids Process Brick	M	Seedorff Masonry, Inc.		31,959.00			0%	31,959.00	0.00
744	04	2000	550	550 Solids Process CMU	M	Seedorff Masonry, Inc.		17,861.00			0%	17,861.00	0.00
745	04	2000	550	550 Solids Process Insulation	M	Seedorff Masonry, Inc.		10,991.00			0%	10,991.00	0.00
746	04	2000	550	550 Solids Process Brick	L	Seedorff Masonry, Inc.		67,308.00			0%	67,308.00	0.00

CONTINUATION SHEET											
1								Application No. 6	PER. TO: November 30, 2020		
2								APPL. DATE: November 30, 2020	ENGINEER'S PROJECT NO.: 0.00		
3	Spec	Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED	MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL.	STORED	& STORED	Complete	TO FINISH	
747	04	2000	550	550 Solids Process Insulation	L	Seedorff Masonry, Inc.	4,784.00		0%	4,784.00	0.00
748	04	2000	550	550 Solids Process CMU	L	Seedorff Masonry, Inc.	66,418.00		0%	66,418.00	0.00
749	05	1200	550	550 Solids Processing	M	HME, Inc.	60,231.44		0%	60,231.44	0.00
750	05	1200	550	550 Solids Processing	L	Williams Brothers Const. Inc.	42,900.00		0%	42,900.00	0.00
751	06	1000	550	Bolted Plates & Blocking	M/L	Williams Brothers Const. Inc.	8,858.42		0%	8,858.42	0.00
752	07	1713	550	Bentonite Panel Waterproofing	M	Williams Brothers Const. Inc.	9,113.81		0%	9,113.81	0.00
753	07	1713	550	Bentonite Panel Waterproofing	L	Williams Brothers Const. Inc.	6,370.00		0%	6,370.00	0.00
754	07	5400	550	Thermoplastic Membrane Roofing	M	Fore Sure Roofing and Sheetme	24,584.52		0%	24,584.52	0.00
755	07	5400	550	Thermoplastic Membrane Roofing	L	Fore Sure Roofing and Sheetme	22,068.73		0%	22,068.73	0.00
756	07	6200	550	Sheet Metal Flashing and Trim	M	Fore Sure Roofing and Sheetme	489.73		0%	489.73	0.00
757	07	6200	550	Sheet Metal Flashing and Trim	L	Fore Sure Roofing and Sheetme	4,535.16		0%	4,535.16	0.00
758	08	1116	550	Aluminum Doors and Frames	M	Commercial Construction Products Co			0%	0.00	0.00
759	08	1116	550	Aluminum Doors and Frames	L	Commercial Construction Products Co			0%	0.00	0.00
760	08	3323	550	Overhead Coilings Doors	M	WD Door	19,751.50		0%	19,751.50	0.00
761	08	3323	550	Overhead Coilings Doors	L	WD Door	2,784.87		0%	2,784.87	0.00
762	08	4313	550	Aluminum Framed Storefronts	M	Commercial Construction Products Co			0%	0.00	0.00
763	08	4313	550	Aluminum Framed Storefronts	L	Commercial Construction Products Co			0%	0.00	0.00
764	08	7100	550	Door Hardware	M	Commercial Construction Products Co			0%	0.00	0.00
765	08	7100	550	Door Hardware	L	Commercial Construction Products Co			0%	0.00	0.00
766	09	9000	550	Paints and Coatings 550 Solids Processing	M	RP Coatings	8,000.00		0%	8,000.00	0.00
767	09	9000	550	Paints and Coatings	L	RP Coatings	40,000.00		0%	40,000.00	0.00
768	22	0500	550	550 Solids Processing	M	August Winter & Sons, Inc.	35,000.00		0%	35,000.00	0.00
769	22	0500	550	550 Solids Processing	L	August Winter & Sons, Inc.	65,000.00		0%	65,000.00	0.00
770	23	0593	550	Testing, Adjusting, & Balancing	L	Corn States Metal Fabricators	1,008.00		0%	1,008.00	0.00
771	23	0713	550	Duct Insulation	M	Corn States Metal Fabricators	1,960.00		0%	1,960.00	0.00
772	23	0713	550	Duct Insulation	L	Corn States Metal Fabricators	3,640.00		0%	3,640.00	0.00
773	23	0719	550	HVAC Piping Insulation	M	Corn States Metal Fabricators	210.00		0%	210.00	0.00
774	23	0719	550	HVAC Piping Insulation	L	Corn States Metal Fabricators	350.00		0%	350.00	0.00
775	23	1123	550	Facility Natural-Gas Piping	M	Corn States Metal Fabricators	1,200.00		0%	1,200.00	0.00
776	23	1123	550	HVAC Sequence of Operation	M	Corn States Metal Fabricators	10,000.00		0%	10,000.00	0.00
777	23	1123	550	Facility Natural-Gas Piping	L	Corn States Metal Fabricators	5,300.00		0%	5,300.00	0.00
778	23	1123	550	HVAC Sequence of Operation	L	Corn States Metal Fabricators	26,000.00		0%	26,000.00	0.00
779	23	2300	550	Refrigerant Piping	M	Corn States Metal Fabricators	500.00		0%	500.00	0.00
780	23	2300	550	Refrigerant Piping	L	Corn States Metal Fabricators	3,100.00		0%	3,100.00	0.00
781	23	3100	550	HVAC Ducts and Casings	M	Corn States Metal Fabricators	51,720.00	0.00	0%	51,720.00	0.00
782	23	3100	550	HVAC Ducts and Casings	L	Corn States Metal Fabricators	58,760.00		0%	58,760.00	0.00
783	23	3300	550	Air Duct Accessories	M	Corn States Metal Fabricators	900.00		0%	900.00	0.00
784	23	3300	550	Air Duct Accessories	L	Corn States Metal Fabricators	600.00		0%	600.00	0.00
785	23	3423	550	HVAC Power Ventilators	M	Corn States Metal Fabricators	7,030.00		0%	7,030.00	0.00
786	23	3423	550	HVAC Power Ventilators	L	Corn States Metal Fabricators	2,250.00		0%	2,250.00	0.00
787	23	3700	550	Grilles, Registers, Diffusers	M	Corn States Metal Fabricators	1,390.00		0%	1,390.00	0.00
788	23	3700	550	Grilles, Registers, Diffusers	L	Corn States Metal Fabricators	2,370.00		0%	2,370.00	0.00
789	23	7433	550	Packaged MAU	M	Corn States Metal Fabricators	25,600.00		0%	25,600.00	0.00
790	23	7433	550	Packaged MAU	L	Corn States Metal Fabricators	1,500.00		0%	1,500.00	0.00
791	23	8127	550	Libert AC Units	M	Corn States Metal Fabricators	22,400.00	0.00	92%	1,900.00	1,025.00
792	23	8127	550	Libert AC Units	L	Corn States Metal Fabricators	2,800.00		0%	2,800.00	0.00
793	26	0000	550	Solids Processing/Digestion	M	Price Electric	100,000.00		0%	100,000.00	0.00
794	31	5000	550	Building excavation/backfill	M/L	Iowa Earth Works	45,200.00	11,300.00	25%	33,900.00	565.00
795	43	1123	550	Rotary Positive Displacement Aeration Blower	M	August Winter & Sons	250,000.00		0%	250,000.00	0.00
796	43	1123	550	Rotary Positive Displacement Aeration Blower	L	August Winter & Sons	117,000.00		0%	117,000.00	0.00
797	43	2116	550	Double Disc Pumping Equipment	M	August Winter & Sons	959,000.00		0%	959,000.00	0.00
798	43	2116	550	Double Disc Pumping Equipment	L	August Winter & Sons	252,000.00		0%	252,000.00	0.00
799	46	3390	550	Polymer Feed System	M	August Winter & Sons	57,000.00		0%	57,000.00	0.00

CONTINUATION SHEET												
1												
2												
3	Spec		Build	City of Indianola	SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE
4	Sec.		NO	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH
800	46	3390	550	Polymer Feed System	L August Winter & Sons	55,000.00					0%	55,000.00
801	46	7133	550	Rotary Drum Sludge Thickening System	M August Winter & Sons	410,000.00					0%	410,000.00
802	46	7133	550	Rotary Drum Sludge Thickening System	L August Winter & Sons	250,000.00					0%	250,000.00
803	570			Biosolids Storage								0.00
804	03	0000	570	570 Biosolids Storage							0%	0.00
805	03	0000	570	Rebar	M/L Harris Rebar (Ambassador Steel)	95,900.00		0.00	40,498.56	40,498.56	42%	55,401.44
806	03	0000	570	Concrete	M Norwalk Ready Mix Concrete Inc.	85,959.16					0%	85,959.16
807	03	0000	570	Form & place							0%	0.00
808	03	0000	570	Footings/Piers	L Williams Brothers Const. Inc.	3,437.78					0%	3,437.78
809	03	0000	570	Walls	L Williams Brothers Const. Inc.	103,142.03					0%	103,142.03
810	03	0000	570	Grade Beams	L Williams Brothers Const. Inc.	104,188.95					0%	104,188.95
811	03	0000	570	Base Slabs	L Williams Brothers Const. Inc.	37,083.83					0%	37,083.83
812	03	0000	570	SOG	L Williams Brothers Const. Inc.	131,859.90					0%	131,859.90
813	03	0000	570	SOG Stairs	L Williams Brothers Const. Inc.	5,799.60					0%	5,799.60
814	03	0000	570	Suspended Slab	L Williams Brothers Const. Inc.	108,114.75					0%	108,114.75
815	03	0000	570	Houskeeping Pas	L Williams Brothers Const. Inc.	9,162.45					0%	9,162.45
816	03	0000	570	Mechanical Curbs	L Williams Brothers Const. Inc.	1,902.15					0%	1,902.15
817	03	1000	570	570 Biosolids Bldg	M Molin Concrete Products	1,579.00					0%	1,579.00
818	03	1000	570	570 Biosolids Bldg	L Williams Brothers Const. Inc.	10,504.00					0%	10,504.00
819	04	2000	570	570 Biosolids Insulation	M Seedorff Masonry, Inc.	1,774.00					0%	1,774.00
820	04	2000	570	570 Biosolids Brick	M Seedorff Masonry, Inc.	5,349.00					0%	5,349.00
821	04	2000	570	570 Biosolids CMU	M Seedorff Masonry, Inc.	2,743.00					0%	2,743.00
822	04	2000	570	570 Biosolids Insulation	L Seedorff Masonry, Inc.	784.00					0%	784.00
823	04	2000	570	570 Biosolids Brick	L Seedorff Masonry, Inc.	10,746.00					0%	10,746.00
824	04	2000	570	570 Biosolids CMU	L Seedorff Masonry, Inc.	11,553.00					0%	11,553.00
825	05	1200	570	570 Biosolids Storage	M HME, Inc.	12,121.64					0%	12,121.64
826	05	1200	570	570 Biosolids Storage	L Williams Brothers Const. Inc.	33,800.00					0%	33,800.00
827	06	1000	570	Bolted Plates & Blocking	M/L Williams Brothers Const. Inc.	8,858.42					0%	8,858.42
828	07	1353	570	Elastomeric Deck Coverings	M RP Coatings	4,000.00					0%	4,000.00
829	07	1353	570	Elastomeric Deck Coverings	L RP Coatings	8,000.00					0%	8,000.00
830	07	1713	570	Bentonite Panel Waterproofing	M Williams Brothers Const. Inc.	7,800.00					0%	7,800.00
831	07	1713	570	Bentonite Panel Waterproofing	L Williams Brothers Const. Inc.	5,850.00					0%	5,850.00
832	07	5400	570	Thermoplastic Membrane Roofing	M Fore Sure Roofing and Sheetmetal	977.35					0%	977.35
833	07	5400	570	Thermoplastic Membrane Roofing	L Fore Sure Roofing and Sheetmetal	876.16					0%	876.16
834	07	6200	570	Sheet Metal Flashing and Trim	M Fore Sure Roofing and Sheetmetal	301.34					0%	301.34
835	07	6200	570	Sheet Metal Flashing and Trim	L Fore Sure Roofing and Sheetmetal	180.08					0%	180.08
836	08	1116	570	Aluminum Doors and Frames	M Commercial Construction Products Co						0%	0.00
837	08	1116	570	Aluminum Doors and Frames	L Commercial Construction Products Co						0%	0.00
838	08	3100	570	Access Doors and Panels	M Nystrom	1,676.00		0.00	1,676.00	1,676.00	100%	0.00
839	08	3100	570	Access Doors and Panels	L Williams Brothers Const. Inc.	490.29					0%	490.29
840	08	4313	570	Aluminum Framed Storefronts	M Commercial Construction Products Co						0%	0.00
841	08	4313	570	Aluminum Framed Storefronts	L Commercial Construction Products Co						0%	0.00
842	08	7100	570	Door Hardware	M Commercial Construction Products Co						0%	0.00
843	08	7100	570	Door Hardware	L Commercial Construction Products Co						0%	0.00
844	09	9000	570	Paints and Coatings 570 BioSolids Storage	M RP Coatings	800.00					0%	800.00
845	09	9000	570	Paints and Coatings	L RP Coatings	2,000.00					0%	2,000.00
846	23	0593	570	Testing, Adjusting, & Balancing	L Corn States Metal Fabricators	756.00					0%	756.00
847	23	1123	570	HVAC Sequence of Operation	M Corn States Metal Fabricators	5,000.00					0%	5,000.00
848	23	1123	570	HVAC Sequence of Operation	L Corn States Metal Fabricators	13,000.00					0%	13,000.00
849	23	3100	570	HVAC Ducts and Casings	M Corn States Metal Fabricators	10,770.00	0.00	0.00	8,560.00	8,560.00	79%	2,210.00
850	23	3100	570	HVAC Ducts and Casings	L Corn States Metal Fabricators	12,240.00					0%	12,240.00
851	23	3300	570	Air Duct Accessories	M Corn States Metal Fabricators	190.00					0%	190.00
852	23	3300	570	Air Duct Accessories	L Corn States Metal Fabricators	130.00					0%	130.00

1		CONTINUATION SHEET						Application No. 6		PER TO: November 30, 2020				
2								APPL DATE: November 30, 2020		ENGINEER'S PROJECT NO.:		0.00		
3	Spec		Build	City of Indianola		SUPPLIER/	SCHEDULED	WORK COMPLETED		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.		NO	Water Resource Recovery Facility		SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
853	23	3423	570	HVAC Power Ventilators	M	Corn States Metal Fabricators	12,310.00					0%	12,310.00	0.00
854	23	3423	570	HVAC Power Ventilators	L	Corn States Metal Fabricators	3,940.00					0%	3,940.00	0.00
855	23	8101	570	Terminal Heat Transfer Units	M	Corn States Metal Fabricators	15,480.00					0%	15,480.00	0.00
856	23	8101	570	Terminal Heat Transfer Units	L	Corn States Metal Fabricators	1,060.00					0%	1,060.00	0.00
857	33	3613	570	Bolted Steel Wastewater Storage Tank-120' Tank	M	Great Plains Structurs LLC	320,775.00		0.00	275,775.00	275,775.00	86%	45,000.00	13,788.75
858	33	3613	570	Bolted Steel Wastewater Storage Tank	L	Great Plains Structurs LLC	100,090.00					0%	100,090.00	0.00
859	31	6613	570	Biosplids Tank	M/L	Helitech	405,301.00	405,301.00	0.00		405,301.00	100%	0.00	20,265.05
860	31	5000	570	Building excavation/backfill storage tank	M/L	Iowa Earth Works	22,600.00	5,650.00	0.00		5,650.00	25%	16,950.00	282.50
861	43	2137	570	Chopper Pumps	M	August Winter & Sons	70,000.00					0%	70,000.00	0.00
862	43	2137	570	Chopper Pumps	L	August Winter & Sons	160,000.00					0%	160,000.00	0.00
863	46	4121	570	Jet Mixing Equipment	M	August Winter & Sons	80,000.00					0%	80,000.00	0.00
864	46	4121	570	Jet Mixing Equipment	L	August Winter & Sons	111,000.00					0%	111,000.00	0.00
865								0.00						
866						Orginal Contract tota	45,600,000.00	7,364,253.35	1,253,656.81	2,574,918.70	11,192,828.86	24.5%	34,407,171.14	559,641.44

1		CONTINUATION SHEET				Application No.	6	PER. TO:	November 30, 2020			
2						APPL. DATE:	November 30, 2020	ENGINEER'S PROJECT NO.:	0.00			
3	Spec	Build.	City of Indianola	SUPPLIER/	SCHEDULED	-----WORK COMPLETED-----		MATERIALS	TOTAL COMPL	%	BALANCE	RETAINAGE
4	Sec.	NO.	Water Resource Recovery Facility	SUBCONTRACTOR	VALUE	PREV APPL	THIS PERIOD	STORED	& STORED	Complete	TO FINISH	
867	CHANGE ORDERS								0.00			
868										0%	0.00	0.00
869										0%	0.00	0.00
870										0%	0.00	0.00
871							0.00			0%	0.00	0.00
872										0%	0.00	0.00
873												
874				TOTAL CHANGE ORDERS	0.00	0.00	0.00	0.00	0.00		0.00	0.00
875												
876				TOTAL REVISED CONTRACT AM	45,600,000.00	7,364,253.35	1,253,656.81	2,574,918.70	11,192,828.86	25%	34,407,171.14	559,641.44

PARTIAL WAIVER OF LIEN

Application No. 6

STATE OF ILLINOIS}
 } ss.
PEORIA COUNTY }

November 30, 2020**TO ALL WHOM IT MAY CONCERN:**

WHEREAS, we the undersigned, WILLIAMS BROTHERS CONSTRUCTION INC. have been employed by
City of Indianola to furnish labor and/or material for the building known as:

Indianola Water Resource Recovery Facility

Situated on Lot:
10939 Grimes St.
Indianola IA 50125

in the city of Indianola, County of Warren and State of Iowa.

NOW, THEREFORE, KNOW YE That the undersigned, for and in consideration of Two Million, One
Hundred Twenty Seven Thousand, Five Hundred Twenty One and 96/100 \$2,127,521.96 Dollars,
and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby
waive and release any and all lien or claim or right of lien on said above described building and premises
under the Statutes of the State of Iowa relating to Mechanic's Liens, on account of labor or materials, or
both, furnished by the undersigned to or on account of the said City of Indianola
for said building or premises up to and including the day of November 30, 2020

GIVEN under our hands and sealed this day and year first above written.

WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

Subscribed and sworn to before me this November 30, 2020

Notary Public : Misty N. Dietrich

By: Jacqueline Smith (SEAL)

Jacqueline Smith, Treasurer



APPLICATION AND CERTIFICATE FOR PAYMENT

PAGE ONE OF 2 PAGES

TO OWNER:
Williams Brothers Construction
PO Box 1366
Peoria IL 61654
FROM CONTRACTOR:
Ambassador Steel Fabrication, LLC
1401 N. 15th Ave. E.
Newton, IA 50208

PROJECT:
Indianola Water Resource Recover Facility
Grimes Street
Indianola IA 50125
VIA ARCHITECT:

APPLICATION #: 006
PERIOD TO: 11/18/20
PROJECT NOS: 2323-530
AMB Job #: 00520017
CONTRACT DATE: 02/07/20

Distribution to:
☐ Owner
☐ Const. Mgr
☐ Architect
☐ Contractor

CONTRACT FOR: Material and Labor

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM-----	\$	1,790,000.00
2. Net change by Change Orders-----	\$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	\$	1,790,000.00
4. TOTAL COMPLETED & STORED TO DATE-\$ (Column G on Continuation Sheet)		930,645.85
5. RETAINAGE:		
a. 5% of Completed Work (Columns D+E on Continuation Sheet)	\$	46,532.30
b. of Stored Material (Column F on Continuation Sheet)	\$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet-----	\$	46,532.30
6. TOTAL EARNED LESS RETAINAGE----- (Line 4 less Line 5 Total)	\$	884,113.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT		
(Line 6 from prior Certificate)-----	\$	612,841.72
8. CURRENT PAYMENT DUE-----	\$	271,271.83
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	905,886.45

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

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

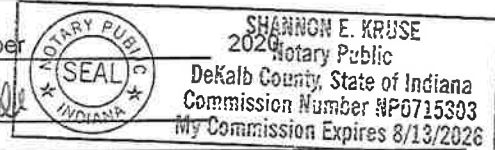
CONTRACTOR: Ambassador Steel Fabrication LLC

By: Taya A. Myers Date: 11/19/20
Taya A. Myers, Credit/Contracts

State of: Indiana
County of: Dekalb

Subscribed and sworn to before
me this 19th day of November

Notary Public:
My Commission expires:



CERTIFICATE FOR PAYMENT

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

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

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT: PO 20954205

Indianola Water Resource Recover Facility

Grimes Street

Indianola IA 50125

Page 2 of 2 Pages

APPLICATION NUMBER: 006

APPLICATION DATE: 11/19/20

PERIOD TO: 11/18/20

ARCHITECT'S PROJECT NO: 2323-530

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not In D or E)	G		H Balance To Finish (C - G)	I Retainage
			From Previous Application (D + E)	This Period		Total Completed And Stored To Date (D + E + F)	% (G/C)		
	UNIT PRICE								
1	Electrical Service Bldg.	8,400.00						8,400.00	
2	Admin. Vehicle Storage	34,855.00		21,855.00		21,855.00	63%	13,000.00	1,092.75
3	Headworks	119,015.00	67,293.76			67,293.76	57%	51,721.24	3,364.69
4	Grit Building	74,040.00	73,640.67			73,640.67	99%	399.33	3,682.03
5	Equalization Tank	90,735.00		46,769.41		46,769.41	52%	43,965.59	2,338.47
6	Peak Flow Treatment Str.	39,475.00	32,575.41			32,575.41	83%	6,899.59	1,628.77
7	Oxidation Ditches	464,630.00	311,345.83	37,449.24		348,795.07	75%	115,834.93	17,439.75
8	Secondary Treatment Bldg.	49,265.00						49,265.00	
9	Secondary Clairifiers	178,010.00	106,397.32			106,397.32	60%	71,612.68	5,319.87
10	BioSolids Storage Tank	62,765.00	40,498.56			40,498.56	65%	22,266.44	2,024.93
11	BioSolids Storage Bldg	33,135.00						33,135.00	
12	Solids Processing Bldg	103,085.00						103,085.00	
13	Aerobic Digesters Structure	480,515.00		179,475.65		179,475.65	37%	301,039.35	8,973.78
14	Disinfection Bldg	22,050.00	13,345.00			13,345.00	61%	8,705.00	667.25
15	Sitework	30,025.00						30,025.00	
16									
17									
18									
19									
20									
21									
22									
23									
24									
	SUBTOTALS PAGE 2	1,790,000.00	645,096.55	285,549.30		930,645.85	52%	859,354.15	46,532.30

Equalization Rebar



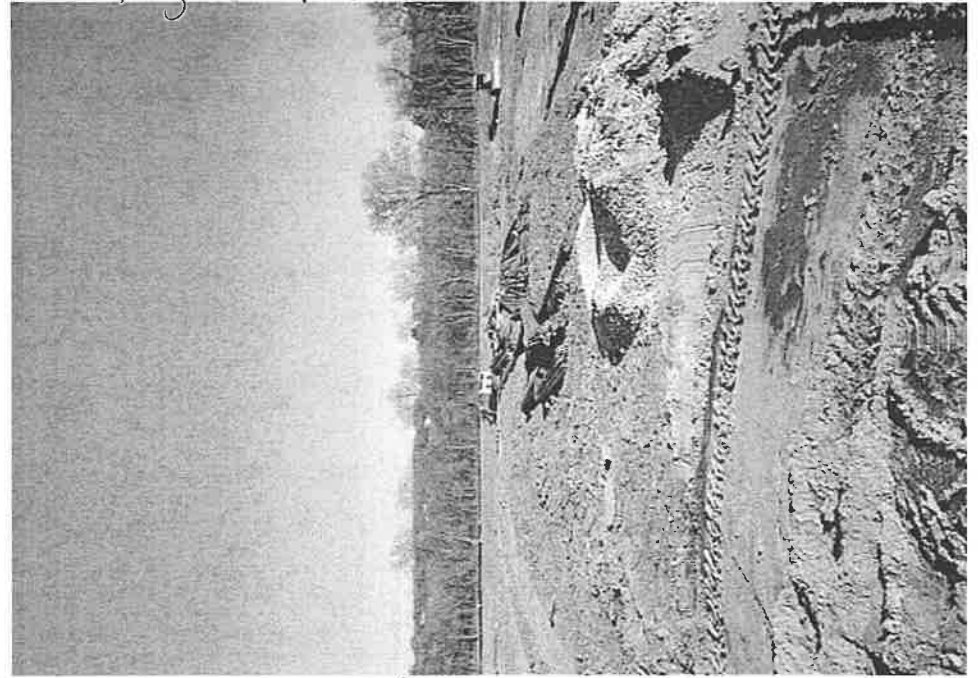
Digester Rebar



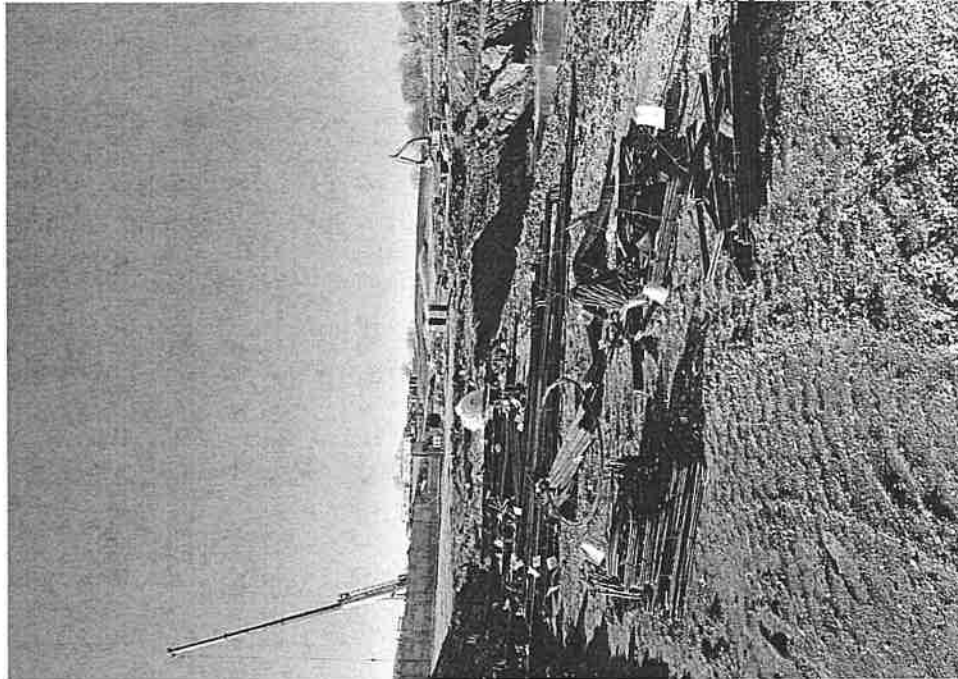
Admin Rebar



Digester Rebar



Equalization Rebar



Admin Rebar



3023 Birch Ave
Richland, IA 52585

Date	Invoice #
11/6/2020	18239630

Bill To
Williams Brothers Construction Inc. PO Box 1366 Peoria, IL 61654

P.O. No.	Terms	Project
2369-530	upon receipt	

Quantity	Description	Rate	Amount
	Building invoice for the following buildings: Electrical and Admin & Vehicle buildings. Note: does not include panels or insulation <i>BLDG 100</i> <i>Metal Buildings</i> <i>100 < 158 - \$ 18,756.00</i> <i>159</i> <i>227 - \$ 64,276.00</i> <i>228</i> <i>484</i> <i>487</i>	83,032.00 <i>54 DG 120</i>	83,032.00
		Total	\$83,032.00

Admin: Electrical Metal Buildings



Riverview Construction Company Inc.

3023 Birch Ave
Richland, IA 52585

Invoice

Date	Invoice #
11/8/2020	18239631

Bill To
Williams Brothers Construction Inc. PO Box 1366 Peoria, IL 61654

P.O. No.	Terms	Project
2369-530	upon receipt	

Quantity	Description	Rate	Amount
	Invoice billing for Peak Flow Building. Note: does not include panels or insulation	29,691.00	29,691.00
	Line 484 \$29,691.00		
Total			\$29,691.00

Peak Flow
Metal Building



INVOICE



INVOICE # - SALES ORDER# PAGE

S11/99051051 - IA-1322 1

ABOVE INVOICE NUMBER MUST BE ON ALL CORRESPONDENCE

Business Partner: GREAT PLAINS STRUCTURES, LLC
3301 LABORE RD
VADNAIS, MN 55110-5149
USA

SHIP TO: INDIANOLA, IA
USA

INVOICE DATE: 11/05/2020
DUE DATE: 12/05/2020
SHIPMENT ID: SOB066539

Gross Amount: 515,295.00
Discounts: 0.00
Tax: 0.00
Prior Installments: 0.00
TOTAL In USD 515,295.00

BILL TO: GREAT PLAINS STRUCTURES, LLC
3301 LABORE RD
VADNAIS, MN 55110-5149
USA

PHONE: 651-484-0111

FAX:

CUSTOMER ORD: IA-1322 PROJECT NAME: Indianola, IA

EMAIL: bill@greatplainsstructures.com

PROJECT MANAGER:

VENDOR CODE:

09865

REP:

NMG

SHIPPED VIA:

Shipment Terms:

ITEM	PART NUMBER	PART DESCRIPTION	QUANTITY ORDERED	QUANTITY SHIPPED/INVOICED	QUANTITY BACKORDERED	UOM	UNIT PRICE	UNIT DISCOUNT	TOTAL
1	1705276 Tank	Tank	1	1	0	EA	270,000.00	0.0000	270,000.00
2	Freight	Freight	1	1	0	EA	5,775.00	0.0000	5,775.00
3	1899647 Tank	Tank	1	1	0	EA	235,000.00	0.0000	235,000.00
4	reight	Freight	1	1	0	EA	4,520.00	0.0000	4,520.00
TOTAL In USD									\$ 515,295.00

NOTICE - NEW REMITTANCE INFORMATION

REMIT TO: CST Storage

ACF Finco | LP FBO CST Industries
PO Box 310691
Des Moines, IA 50331-0691

WIRE TRANSFER TO: ACF Finco | LP FBO CST Industries

Wells Fargo Bank
Account #4366592673
WT ABA #121000248

If Sales or Use Tax may arise by reason of this sale or purchase not included on this invoice, remit such tax directly to appropriate taxing jurisdiction of your state.

Late charge of 1 1/2% per month on account not paid at maturity.

Merchandise may not be returned without written consent and shipping instructions from seller.

In no case will we be responsible for loss of contents, nor for damages caused by such losses.

Bolted Steel Storage Tank
Great Plains



CONTINUATION SHEET

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. : 5

Application Date : 11/30/20

To: 11/30/20

Architect's Project No.: 2359-530

Invoice # : 35401

Contract : 79320- Indianola WWTP

A	B	C	D		E	F	G	H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
			From Previous Application (D+E)	This Period In Place					
001	Mobilization	185,000.00	46,250.00	0.00	0.00	46,250.00	25.00%	138,750.00	2,312.50
002	Demobilization	5,000.00	0.00	0.00	0.00	0.00	0.00%	5,000.00	0.00
005		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
006	Admin. Bldg. 120	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
007	Plumbing Labor	75,230.00	0.00	0.00	0.00	0.00	0.00%	75,230.00	0.00
008	Plumbing Material	119,743.00	0.00	0.00	0.00	0.00	0.00%	119,743.00	0.00
010		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
011	Headworks 210	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
012	43 2138 Solids Handling Pumps	600,000.00	0.00	0.00	0.00	0.00	0.00%	600,000.00	0.00
013	Labor/Material	304,320.00	0.00	0.00	0.00	0.00	0.00%	304,320.00	0.00
014		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
015	46 2151/2152 Bar Screen/Compactor	330,000.00	0.00	0.00	0.00	0.00	0.00%	330,000.00	0.00
016	Labor/Material	100,000.00	0.00	0.00	0.00	0.00	0.00%	100,000.00	0.00
017		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
018	Slide gates	66,000.00	0.00	0.00	66,000.00	66,000.00	100.00%	0.00	3,300.00
019	Labor	25,000.00	0.00	0.00	0.00	0.00	0.00%	25,000.00	0.00
020	Plumbing Labor	24,000.00	0.00	0.00	0.00	0.00	0.00%	24,000.00	0.00
021	Plumbing Material	19,000.00	0.00	0.00	0.00	0.00	0.00%	19,000.00	0.00
022		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
023	Grit Bldg 230	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
024	Plumbing Labor	30,000.00	12,000.00	0.00	0.00	12,000.00	40.00%	18,000.00	600.00
025	Plumbing Material	10,000.00	3,000.00	0.00	0.00	3,000.00	30.00%	7,000.00	150.00
026	43 2117 Vortex Pumping Equipment	115,000.00	0.00	0.00	0.00	0.00	0.00%	115,000.00	0.00
027	labor/material	60,000.00	3,000.00	0.00	0.00	3,000.00	5.00%	57,000.00	150.00
028		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
029	46 4113 Hydro Tank	55,000.00	0.00	0.00	0.00	0.00	0.00%	55,000.00	0.00
030	labor/material	25,500.00	0.00	0.00	0.00	0.00	0.00%	25,500.00	0.00
031		0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
032	46 2323 Grit Removal	240,000.00	0.00	0.00	240,000.00	240,000.00	100.00%	0.00	12,000.00
033	46 2327 Grit Washer	185,000.00	0.00	0.00	185,000.00	185,000.00	100.00%	0.00	9,250.00
034	Labor removal	115,000.00	6,900.00	0.00	0.00	6,900.00	6.00%	108,100.00	345.00
035	Labor washer	115,000.00	6,900.00	0.00	0.00	6,900.00	6.00%	108,100.00	345.00

August

Grit Removal Equipment



APPLICATION AND CERTIFICATE FOR PAYMENT

20.038 Invoice #: 19128

To Owner: Project: WATER RESOURCE RECOVERY FACILITY
10939 Grimes St
Indianola, IA 50125 Application No.: 3
Period To: 11/30/2020
Distribution to:
☐ Owner
☐ Architect
☐ Contractor

From Contractor: HME, Inc. 2828 NW Button Road
Topeka, KS 66618 Via Contractor: William Brothers Construction
P.O. Box 1459
Billings, MT 59103
misty@wbci.us anthony@wbci.us Project Nos: 2371-530
Contract Date: 3/16/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum \$489,050.00
2. Net Change By Change Order -\$5,471.00
3. Contract Sum To Date \$483,579.00
4. Total Completed and Stored To Date \$49,400.00
5. Retainage:
a. 0.00% of Completed Work \$0.00
b. 0.00% of Stored Material \$0.00
Total Retainage \$0.00
6. Total Earned Less Retainage \$49,400.00
7. Less Previous Certificates For Payments \$11,900.00
8. Current Payment Due \$37,500.00
9. Balance To Finish, Plus Retainage \$434,179.00

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

CONTRACTOR: HME, Inc.

By: Siena Neins Date: 11/17/2020

State of: Kansas County of: Shawnee
Subscribed and sworn to before me this 17th day of November 2020
Notary Public: Brett Yingling
My Commission expires: July 28, 2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$37,500.00

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

ARCHITECT:

By: _____ Date: _____

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

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$5,471.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$5,471.00
Net Changes By Change Order	-\$5,471.00	



CONTINUATION SHEET

HME

Page 2 of 2

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. : 3

Application Date : 11/17/20

To: 11/30/20

Contractor's Project No.: 2371-530

Invoice #: 19128

Contract : 20.038 WATER RESOURCE RECOVERY FACILITY

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)	% (G / C)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	This Period In Place					
001	OXIDATION FLOW SPLITTER	5,667.98	0.00	0.00	0.00	0.00	0.00%	5,667.98	
002	SECONDARY CLARIFIER FLOW SPL	14,514.40	0.00	0.00	0.00	0.00	0.00%	14,514.40	
003	UV VALVE VAULT	1,149.88	0.00	0.00	0.00	0.00	0.00%	1,149.88	
004	VACTOR RECEIVING	6,918.48	0.00	0.00	0.00	0.00	0.00%	6,918.48	
005	ADMIN VEHICLE STORAGE	24,119.82	0.00	0.00	0.00	0.00	0.00%	24,119.82	
006	HEADWORKS	49,325.56	0.00	0.00	0.00	0.00	0.00%	49,325.56	
007	GRIT BUILDING	48,135.04	4,815.00	19,260.00	0.00	24,075.00	50.02%	24,060.04	
008	EQ TANK RETURN FLOW PS	2,849.12	0.00	0.00	0.00	0.00	0.00%	2,849.12	
009	PEAK FLOW TREATMENT	42,256.12	2,535.00	0.00	0.00	2,535.00	6.00%	39,721.12	
010	OXIDATION DITCH	101,417.04	0.00	0.00	0.00	0.00	0.00%	101,417.04	
011	SECONDARY TREATMENT BLDG	23,415.12	0.00	0.00	0.00	0.00	0.00%	23,415.12	
012	SECONDARY CLARIFIERS	20,663.54	0.00	0.00	0.00	0.00	0.00%	20,663.54	
013	DISINFECTION	45,524.60	4,550.00	18,240.00	0.00	22,790.00	50.06%	22,734.60	
014	AEROBIC DIGESTER	25,269.22	0.00	0.00	0.00	0.00	0.00%	25,269.22	
015	SOLIDS PROCESSING	60,231.44	0.00	0.00	0.00	0.00	0.00%	60,231.44	
016	BIOSOLIDS STORAGE	12,121.64	0.00	0.00	0.00	0.00	0.00%	12,121.64	
017	CO #1	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	
Grand Totals		483,579.00	11,900.00	37,500.00	0.00	49,400.00	10.22%	434,179.00	70 0.00

Meeting Date: 12/21/2020

Information

Subject

Resolution approving Change Order No 2 for the Water Resource Recovery Facility in the amount of \$474.

Information

Fiscal Impact

Attachments

Resolution Approving Change Order
Change Order No 2

CITY OF INDIANOLA, IOWA
RESOLUTION NO. 2020-

**RESOLUTION APPROVING CHANGE ORDER NO 2 FOR THE
WATER RESOURCE RECOVERY FACILITY**

WHEREAS, the City of Indianola has hired Williams Brothers Construction, Inc. for the construction of the Water Resource Recovery Facility (WRRF); and

WHEREAS, a change order is required as described on the attached documentation, and

WHEREAS, the additional cost for the change order is a total of \$474.

NOW, THEREFORE BE IT RESOLVED, that the City Council of Indianola Iowa hereby

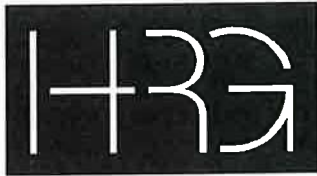
1. Approves the Change Order 2 for the Water Resource Recovery Facility Project in the amount of \$474.00, and
2. Authorizes staff to sign the Change Order on behalf of the City of Indianola.

Adopted this 21st day of December 2020.

Pam Pepper, Mayor

Attest:

Andrew J. Lent
City Clerk/CFO



HRGreen

5525 Merle Hay Road, Suite 200
Johnston, IA 50131
(515) 278-2913 Fax (515) 278-1846

CO No. 02

Change Order

Distribution:			
Contractor	☒	Field	☐
Owner	☒	Other <u>DNR</u>	☒
Engineer	☒	Other _____	☐

Indianola Water Resource Recovery Facility Indianola, Iowa	Date Issued	December 11, 2020	
	Project No.	191899	
Williams Brothers Construction Inc. PO Box 1366 Peoria, Illinois 61654	Contract Date	February 18, 2020	
	Notice to Proceed Date	February 18, 2020	
This Change Order No. 2 includes items 1-6 as defined in the attached summary and attachments. The net change by this Change Order No. 2 includes an increase in Contract Price of \$ 474 and no change in Contract Time.			
	Contract Price	Substantial Completion	Final Completion
Original Contractual Limit	\$45,600,000.00	April 1, 2022	June 10, 2022
Net Change by previously-authorized Change Order(s)	\$2,368	+30 days	+30 days
The Contractual limit prior to this Change Order	\$45,602,368.00	April 29, 2022	July 9, 2022
The Contract will be adjusted by this Change Order in the amount of	\$ 474	NA	NA
The new Contractual limit including this Change Order will be	\$45,602,842.00	April 29, 2022	July 9, 2022

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, AND OWNER		
Contractor Williams Brothers Construction, Inc.	Owner's Representative HR Green, Inc.	Owner City of Indianola, Iowa
By <i>Anthony Will</i>	By <i>James R. Rasmussen</i>	By _____
Date: <i>12/11/20</i>	Date: <i>12/11/20</i>	Date: _____

Summary of Change Order No. 2 Items

Item 1 – Removing FRP fibers in Concrete for Concrete Base Slabs. This change item is for deleting the FRP fibers in the concrete mix for base slab construction on the project. The FRP concrete fibers will remain in the project to help control cracking for the elevated concrete slab construction. HR Green has reviewed PCO-014 from Williams Brothers Construction Inc. and agrees with the **deduct** in project cost of \$26,011. A breakdown of costs is included in the documentation of this item. No change in contract time.

Total credit to project **\$ (26,011)**

Item 2 – Upsize Sanitary Sewer Manholes. Changes for PCO-001C is for the material and labor necessary to provide larger manholes for four sanitary sewer manholes and to eliminate another sanitary manhole. All modifications are detailed in the enclosed FO-003 documentation. No change in contract time.

Total cost to project **\$ 11,444**

Item 3 – Minor Electrical Modifications. This change item is covered in PCO-008. It is for the material and labor necessary to provide GCFI breakers for four circuits in various buildings at the Indianola WRRF. All modifications are detailed in the enclosed PFO-008. Williams Brothers is requesting an increase to the contract of \$ 323.00. HR Green has reviewed this item and the cost increase is warranted. No change in contract time.

Total cost to project **\$ 323**

Item 4 – Modifications to Interior Masonry Wall Types. Item 4 is for the material and labor necessary to modify interior masonry walls at various locations on the WRRF project as well as some miscellaneous modifications to the masonry at the Grit Building. These modifications were formalized in Field Order 008. These modifications included in this proposed change order result in an increase to the contract price of \$11,450. HR Green has reviewed this item and the cost increase is warranted. No change in contract time.

Total cost to project **\$ 11,450**

Item 5 – Modifications to Clarifier Bridge and Skimmer Arm. Item 5 is for material and labor deduction associated with structural modifications for the clarifier bridge and skimmer arm from what was specified to the standard manufacturing by WesTech. The clarifier equipment manufacturer has proposed using their standard equipment structural design for this installation. HR Green has reviewed the proposed cost savings and agrees with the proposed credit. No change in contract time.

Total credit to project **\$ (3,174)**

Item 6 – Reinforcement Modifications for Equalization Tank Foundation. This Item 6 (PCO-018A) is for the material and labor necessary for some additional reinforcement for the Equalization Tank foundation. The structural engineers determined that additional reinforcement was necessary during the shop drawing review. Williams Brothers Const. is requesting an increase in contract price by \$6,442 for the additional rebar. HR Green has reviewed the proposed costs and agrees that the addition is warranted. No change in contract time.

Total cost to project **\$ 6,442**

Total change in contract price for Change Order No. 2 \$ 474 (increase)

Total change in contract time for Change Order No. 2 0 days

CHANGE ORDER NO. 2

ITEM 1



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

Engineer's
Format

Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 09/03/20

PCO No. 014

GENERAL CONTRACTOR P.O. Box 1366 / Peoria, IL 61654 / Phone (309) 688-0416 / Fax (309) 688-0891

Engineer:

HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131-1448

OWNER:

City of Indianola, IA

PROJECT:

Indianola WRRF

WBCI Project # 530

I DESCRIPTION OF CHANGE:

Proposal to remove concrete fibers from SOG mixes.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$24,588.00	(\$24,588.00)
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. NET TOTAL		(A+B+C)	(\$24,588.00)
E. OVERHEAD AND PROFIT		(Line D >0*15%, <0*5%)	(\$1,229.40)
F. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines D + E)	(\$25,817.40)

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. _____	_____	\$0.00
2. _____	_____	\$0.00
3. _____	_____	\$0.00
4. _____	_____	\$0.00
5. _____	_____	\$0.00
6. _____	_____	\$0.00
G. SUBTOTAL of all work performed by contractor's subcontractors		\$0.00
H. CONTRACTOR'S MARK-UP on work of subcontractors	(Line G x 5%)	\$0.00
I. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines G + H)	\$0.00
J. PROPOSAL	(Lines F+I)	(\$25,817.40)
K. SUPPLEMENTAL COSTS		
1. PER DIEM	(1% of LABOR)	\$0.00
2. TEMPORARY FACILITIES	(2.5% of LABOR)	\$0.00
L. BONDS	(0.5% of PROPOSAL)	(\$129.09)
M. OTHER REQUIRED INSURANCE	(0.25% of PROPOSAL)	(\$64.54)

IV TOTAL PROPOSAL

N. TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount

(\$26,011)

O. The work for this RFP will require an extension of time of 0 Calendar Days.

P. All costs are valid for 30 days.

CONTRACTOR

(SIGNATURE).....

Anthony Williams

Title: Project Manager

Date: 09/03/20

LOCATION Indianola, Iowa



**WILLIAMS
BROTHERS
CONSTRUCTION, INC.**

ESTIMATOR Joe Williams

CHECKER

GENERAL CONTRACTOR
Peoria, Illinois

SHEET NO. 1 of 1

DATE 6/24/2020

[illegible]

CHANGE ORDER NO. 2

ITEM 2



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

November 19, 2020

Mr. Rick Graves
City of Indianola
110 N 1st Street
Indianola, IA 50125

**Re: Indianola Water Resource Recovery Facility
Project No. 181950
Contractor's Proposed Change Order PCO-001C**

Dear Rick:

Enclosed is an electronic copy of Proposed Change Order PCO-001C from Williams Brothers Construction, Inc. for the Water Resource Recovery Facility project.

PCO-001C is for the material and labor necessary to upsize manholes SAN 13, SAN 14, SAN 17 and SAN 18 to accommodate the large flexible connectors (e.g. A-Lok) required for the 42-inch influent trunk sewer. Additionally, manhole SAN 06 and 30 linear feet of 30-inch outfall sewer were eliminated from the project. These modifications were formalized through Field Order 003 which was issued on May 11, 2020. The overall net change from these modifications is an increase to the contract of \$11,444.00.

We have reviewed this Proposed Change Order and recommend acceptance of PCO-001C for \$11,444.00. Let me know if you would like hard copies mailed to you, and please contact me if you have any questions or would like to discuss further.

Sincerely,
HR GREEN, INC.

A handwritten signature in blue ink that reads 'Joseph Frankl'.

Joseph Frankl, P.E.
Project Manager

Enclosures



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

Engineer's
Format

Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 10/21/20

PCO No. **001C**

GENERAL CONTRACTOR P.O. Box 1366 / Peoria, IL 61654 / Phone (309) 688-0416 / Fax (309) 688-0891

Engineer:

HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131-1448

OWNER:

City of Indianola, IA

PROJECT:

Indianola WRRF

WBCI Project # 530

I DESCRIPTION OF CHANGE:

Revision 03 - Field Order 003 - Sanitary and Storm Structures.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$0.00	\$0.00
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. NET TOTAL		(A+B+C)	\$0.00
E. OVERHEAD AND PROFIT		(Line D >0*15%, <0*5%)	\$0.00
F. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines D + E)	\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. J&K Contracting	Site Utility Work	\$10,817.63
2.		\$0.00
3.		\$0.00
4.		\$0.00
5.		\$0.00
6.		\$0.00
G. SUBTOTAL of all work performed by contractor's subcontractors		\$10,817.63
H. CONTRACTOR'S MARK-UP on work of subcontractors	(Line G x 5%)	\$540.88
I. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines G + H)	\$11,358.51
J. PROPOSAL	(Lines F+I)	\$11,358.51
K. SUPPLEMENTAL COSTS		
1. PER DIEM	(1% of LABOR)	\$0.00
2. TEMPORARY FACILITIES	(2.5% of LABOR)	\$0.00
L. BONDS	(0.5% of PROPOSAL)	\$56.79
M. OTHER REQUIRED INSURANCE	(0.25% of PROPOSAL)	\$28.40

IV TOTAL PROPOSAL

- N. TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount **\$11,444**
- O. The work for this RFP will require an extension of time of 0 Calendar Days.
- P. All costs are valid for 30 days.

CONTRACTOR

(SIGNATURE).....

Anthony Williams

Title: Project Manager

Date: 8/10/21/20



Change Request

10703 Justin Drive
Urbandale, IA 50322
Phone 515-233-5500
Fax 515-278-2351

DATE: 9/16/2020

CR #

FOR: Field Order 003

Bill To: Attn:

DESCRIPTION	AMOUNT
Sanitary MH Upsizing: 12, 14, 17 & 18	19,122.66
30" PVC Outfall Sewer Deduct - 30/lf @ \$101.60	(3,048.02)
Remove SAN06 from Project	
Labor/Equipment	(1,114.00)
Forterra	(5,315.00)
Rock/Concrete	(239.00)
Subtotal	9,406.64
15% Markup	1,410.99
TOTAL	\$ 10,817.63

If you have any questions concerning this request, please contact us directly at 515-233-5500.

THANK YOU FOR YOUR BUSINESS!



Change Request

10703 Justin Drive
 Urbandale, IA 50322
 Phone 515-233-5500
 Fax 515-278-2351

DATE: 8/14/2020
 CR #
 FOR: MH Upsizing

Bill To: Attn:

DESCRIPTION	AMOUNT
**Pricing to upsize the following manholes to accommodate pipe sizes	
Sanitary 13 Upsize to 84" - 1/ea	
Labor/Equipment	1,005.00
Forterra	4,459.00
Rock/Concrete	248.90
Sanitary 14 Upsize to 84" - 1/ea	
Labor/Equipment	1,005.00
Forterra	4,557.00
Rock/Concrete	248.90
Sanitary 17 Upsize to 72" - 1/ea	
Labor/Equipment	1,005.00
Forterra	2,525.00
Rock/Concrete	236.68
Sanitary 18 Upsize to 72" - 1/ea	
Labor/Equipment	1,005.00
Forterra	2,590.50
Rock/Concrete	236.68
1,342.88	
TOTAL:	\$19,122.66



HRGreen

5525 Merle Hay Road, Suite 200
Johnston, IA 50131
(515) 278-2913 Fax (515) 278-1846

FO No. 3

Field Order

PROJECT: Indianola Water Resource Recovery Facility Indianola, Iowa	FO Instructed by:	
TO CONTRACTOR: Williams Brothers Construction Inc. PO Box 1366 Peoria, Illinois 61654	Engineer	☒
	Owner	☐
	Other	☐
	Date Issued	

FO is in Reference to:		FO is intended to:	
PCO		☒	Clarify Drawings
RFP		☐	Clarify Specifications
RFI		☒	Clarify Procedures
Other	SUDAS 6010 Shop Submittal Review	☒	Transmit drawings or documents
		☐	Other _____

REGARDING/REFERENCE:

Yard Piping Sheet C.06 and related schedules and sheets.

INSTRUCTION:

The following sanitary and storm structures and related piping shall be modified from the original contract drawings:

DRN02: Inlet pipes PP350 and PP520 shall be offset 8" from current centerline entering DRN02. Outlet pipe SP133 shall be offset 8" from current centerline leaving DRN02. See modified shop submittal for DRN02 and updated C.06, C.11, and C.19 drawings.

DRN03: Outlet pipe SP550 shall be offset by 8" from current centerline leaving DRN03. See modified shop submittal for DRN03 and updated C.06, C.11, and C.19 drawings.

SAN01: Outlet pipe SP101 shall be offset 8" from current centerline leaving SAN01. See modified shop submittal for SAN01 and updated C.06, C.11, and C.12 drawings.

SAN02: Inlet Pipe SP101 shall be offset 8" from current centerline entering SAN01. Inlet Pipe PP250 shall be re-orientated to an angle of 103° from North Azimuth. Outlet pipe SP102 shall be offset 8" from current centerline leaving SAN02. See modified shop submittal for SAN02 and updated C.06, C.11, and C.12 drawings.

EQ Tank: 12" EQ Overflow pipe outlet location shall be modified from 22.5° to 12.6° from East Azimuth as seen on updated P.250 drawing.

SAN03: Inlet Pipes SP102 and PP270 shall be offset 8" from current centerline entering SAN03. Inlet pipe PP271 shall be re-orientated to an angle of 330° from North Azimuth per manufacturers shop submittal. Contractor is responsible for routing PP271 per drawing P.270 addenda 3. See modified shop submittal for SAN03 and updated C.06, C.11, and C.13 drawings.

SAN06: SAN06 will no longer be required under this contract. Sanitary sewer pipe SP421 shall stop at extents shown in marked-up drawing C.25. SP421 shall be capped for future connection under separate contract. See C.11 for updated schedule.

SAN08: P.573 incorrectly labels the decant manhole as MH-S-09. This manhole is SAN08. P.570 incorrectly shows the piping of the decant MH. Decant MH piping should match Detail 1 P.573. Detail 2 P.573 incorrectly spaces decant piping. Decant piping in detail 1 should match pipe spacing of Detail 1 P.573. See updated P.570 and P.573 drawings.

SAN11: Inlet Pipes SP550 and SP133 shall be offset 8" from current centerline entering SAN11. See modified shop submittal for SAN11 and updated C.06, C.11, and C.12 drawings.

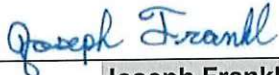
SAN13-SAN14: Manholes have been upsized from 72" to 84" due to A-LOK fitting requirements. See updated schedule on drawing C.11.

SAN17-SAN18: Manholes have been upsized from 60" to 72" due to A-LOK fitting requirements. See updated schedule on drawing C.11.

STMH4: Inlet pipe STP16 invert into STMH4 has been adjusted from 819.4 to 817.6'. See modified shop submittal for STMH4 and updated schedule on drawing C.10.

If, in your opinion, this instruction involves work which changes the Contract Price or Time, you must submit a Proposed Change Order, or notice as required in the Contract Documents.

If you have any questions regarding this FO, please contact Joe Frankl at 515-657-5289.



Joseph Frankl
Project Manager

CHANGE ORDER NO. 2

ITEM 3



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

November 18, 2020

Mr. Rick Graves
City of Indianola
110 N 1st Street
Indianola, IA 50125

**Re: Indianola Water Resource Recovery Facility
Project No. 181950
Contractor's Proposed Change Order PCO-008**

Dear Rick:

Enclosed is an electronic copy of Proposed Change Order PCO-008 from Williams Brothers Construction, Inc. for the Water Resource Recovery Facility project.

PCO-008 is for the material and labor necessary to provide GFCI breakers for four circuits in various buildings. The scope of the change is outlined within Field Order FO-009. Williams Brothers is requesting an increase to the contract of \$323.00.

We have reviewed this Proposed Change Order and recommend acceptance of PCO-008 for \$323.00. Let me know if you would like hard copies mailed to you, and please contact me if you have any questions or would like to discuss further.

Sincerely,
HR GREEN, INC.

A handwritten signature in blue ink that reads 'Andy Venzke'.

Andy Venzke, P.E.
Sr. Engineer

Enclosures



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

Engineer's
Format

Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 08/11/20

PCO No.

008

GENERAL CONTRACTOR P.O. Box 1366 / Peoria, IL 61654 / Phone (309) 688-0416 / Fax (309) 688-0891

Engineer:

HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131-1448

OWNER:

City of Indianola, IA

PROJECT:

Indianola WRRF

WBCI Project # 530

I DESCRIPTION OF CHANGE:

Field Order 009 - Miscellaneous Electrical Clarifications.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$0.00	\$0.00
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. NET TOTAL		(A+B+C)	\$0.00
E. OVERHEAD AND PROFIT		(Line D x 15%)	\$0.00
F. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines D + E)	\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. Price Electric	Electrical Work	\$305.00
2.		\$0.00
3.		\$0.00
4.		\$0.00
5.		\$0.00
6.		\$0.00
G. SUBTOTAL of all work performed by contractor's subcontractors		\$305.00
H. CONTRACTOR'S MARK-UP on work of subcontractors	(Line G x 5%)	\$15.25
I. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines G + H)	\$320.25
J. PROPOSAL	(Lines F+I)	\$320.25
K. SUPPLEMENTAL COSTS		
1. SAFETY	(1% of LABOR)	\$0.00
2. EXPENDABLE TOOLS	(2.5% of LABOR)	\$0.00
L. BONDS	(0.5% of PROPOSAL)	\$1.60
M. OTHER REQUIRED INSURANCE	(0.25% of PROPOSAL)	\$0.80

IV TOTAL PROPOSAL

N. TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount

\$323

O. The work for this RFP will require an extension of time of 0 Calendar Days.

P. All costs are valid for 30 days.

CONTRACTOR

(SIGNATURE).....

Anthony Williams

Title: Project Manager

Date: 8808/11/20



405 N. Troy Rd.
Robins, IA 52328
Phone: (319) 393-6406
Fax: (319) 393-6294

Request For Change

To: Williams Brothers Construction
1200 East Kelly Avenue
PO Box 1366
Peoria Heights, IL 61616
Project: Indianola WWT

RFC No: 002
Date: 6/11/2020
Description: In FO-009 to states to change regular breaker to GFCI breaker There is a cost associated with these breaker. Please review emial from Jetco.

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated.

Upon approval the sum of \$305.00 will be added to the contract price.

Authorized Signature: _____ Date: _____
Price Electric LLC

Authorized Signature: _____ Date: _____
Williams Brothers Construction

Bid Summary Report

Indianola Water Resource Facility Estimator: phada

Job #1827

Job Name: Indianola Water Resource Facility

Contractor:

Estimator: phada

Notes:

Bid Date: 1/16/2020

Summary Description	Material			Labor		
	Extended	%	Adjusted	Extended	%	Adjusted
Field Order-06 Breaker Changes	\$0.00	0.00%	\$0.00	0.00	0.00%	0.00

Top Sheet

Raw Cost	\$263.00	Sales per Month	\$0.00
Tax	\$0.00	Return per Month	\$0.00
Raw Cost with Tax	\$263.00	Price per Square Foot	\$0.00
Overhead	\$0.00	Hours per Square Foot	0.00
Profit	\$39.45	Square Feet	0.00
Total Return Amount	\$39.45	Job Months	0.00
Total Return %	12.93%	Hours per Week	40.00
Price	\$302.45	Workers per Day	0.00
Bond	\$2.72	Total Hours	0.00
Sell Price	\$305.17	Markup Sales Tax (Overhead)	No
Adjusted Sell ()	\$0.00	Markup Sales Tax (Profit)	Yes
Adjusted Sell Return 0.00%	\$0.00	Use Bond Table	Yes

Labor

Class Description	Percent of Total	Hours Distributed	Hourly Rate	Burden Rate	Percent	Labor Cost
	100.00%	0.00	\$35.00	\$0.00	0.00%	\$0.00
Totals	100.00%	0.00	#Error	#Error	#Error	\$0.00

Mark Ups

	OVERHEAD			PROFIT		
	Total	%	Amount	%	Amount	
Materials	\$0.00	+	0.00%	\$0.00	+	15.00%
Labor	\$0.00	+	40.00%	\$0.00	+	15.00%
Supplier Quotes	\$263.00	+	0.00%	\$263.00	+	15.00%
SubContractors	\$0.00	+	0.00%	\$0.00	+	15.00%
Direct Job Expense	\$0.00	+	0.00%	\$0.00	+	15.00%

Bid Summary Report

Indianola Water Resource Facility Estimator: phada

Job #1827

Equipment Rental	\$0.00	+	0.00%	\$0.00	+	15.00%	\$0.00
Totals	\$263.00		0.00%	\$263.00		15.00%	\$302.45

Tax Report	Taxed Amount	Tax Rate %	Tax Amount
Materials	\$0.00	7.00%	\$0.00
Labor	\$0.00	0.00%	\$0.00
Supplier Quotes	\$0.00	7.00%	\$0.00
SubContractors	\$0.00	0.00%	\$0.00
Direct Job Expense	\$0.00	0.00%	\$0.00
Equipment Rental	\$0.00	0.00%	\$0.00
Total Tax:			\$0.00

Supplier Quotes

Name	Supplier	Tax (7.0%)	Unit Cost	Multiplier	Amount
GFCI Breakers		No	\$263.00	1.00	\$263.00
Total:					\$263.00

From: [Jeremy DeMoss](#)
To: [Jeremy DeMoss](#)
Subject: RE: Indianola-Field Order #9
Date: Thursday, June 11, 2020 10:42:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)



JJ DeMoss | Senior Project Manager/Estimator
t: (319) 393-6406 ext 216 | m: (319) 533-8371 | f: (319) 393-6294



"Making our customer's lives easier and employees' lives more rewarding."

405 N Troy Rd, Robins, IA 52328 | (319) 393-6406

119 S Franklin St, Manchester, IA 52057 | (563) 927-4936

1505 E Aurora Ave, Des Moines, IA 50313 | (515) 957-9027

4192 Alyssa Ct SW Suite E, Iowa City, IA 52240 | (319) 338-8913

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From: John Whitacre <jwhitacre@jetcoelectric.com>

Sent: Wednesday, June 10, 2020 2:02 PM

To: Jeremy DeMoss <jdemoss@priceelectric.us>; Brian Hicks <brianh@jetcoelectric.com>

Subject: RE: Indianola-Field Order #9

Sorry JJ,

I had received the cost back from Eaton but never got it to you.

Total Net Cost for the circuit breaker changes as outlined in FO #9: \$ 263.00

John Whitacre
President
jwhitacre@jetcoelectric.com



208 1st Ave S
Altoona, IA 50009
Ph: 515-967-5874 ext. 112
Cell: 515-681-3847

CHANGE ORDER NO. 2

ITEM 4



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

November 19, 2020

Mr. Rick Graves
City of Indianola
110 N 1st Street
Indianola, IA 50125

**Re: Indianola Water Resource Recovery Facility
Project No. 181950
Contractor's Proposed Change Order PCO-009A**

Dear Rick:

Enclosed is an electronic copy of Proposed Change Order PCO-009A from Williams Brothers Construction, Inc. for the Water Resource Recovery Facility project.

PCO-009A is for the material and labor necessary to modify interior masonry wall types in certain buildings as well as some miscellaneous modifications to the Grit Building. All of these modifications were formalized through Field Order 008. These modifications result in an increase to the contract of \$11,450.00.

We have reviewed this Proposed Change Order and recommend acceptance of PCO-009A for \$11,450.00. Let me know if you would like hard copies mailed to you, and please contact me if you have any questions or would like to discuss further.

Sincerely,
HR GREEN, INC.

A handwritten signature in blue ink that reads 'Joseph Frankl'.

Joseph Frankl, P.E.
Project Manager

Enclosures



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

Engineer's
Format

Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 10/27/20

PCO No. 009A

GENERAL CONTRACTOR P.O. Box 1366 / Peoria, IL 61654 / Phone (309) 688-0416 / Fax (309) 688-0891

Engineer:
HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131-1448

OWNER: City of Indianola, IA
PROJECT: Indianola WRRF

WBCI Project # 530

I DESCRIPTION OF CHANGE:

Revision 01 - Changes per Field Order 008 - Grit Building Update and Clarifications.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$320.00	\$0.00	\$320.00
B. LABOR	\$4,481.84	\$0.00	\$4,481.84
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. NET TOTAL		(A+B+C)	\$4,801.84
E. OVERHEAD AND PROFIT		(Line D >0*15%, <0*5%)	\$720.28
F. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines D + E)	\$5,522.12

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. Harris Rebar (Ambassador Steel)	Concrete Reinforcing	\$1,745.00
2. Seedorff Masonry Inc.	Masonry Work	\$3,670.80
3.		\$0.00
4.		\$0.00
5.		\$0.00
6.		\$0.00
G. SUBTOTAL of all work performed by contractor's subcontractors		\$5,415.80
H. CONTRACTOR'S MARK-UP on work of subcontractors	(Line G x 5%)	\$270.79
I. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines G + H)	\$5,686.59
J. PROPOSAL	(Lines F+I)	\$11,208.71
K. SUPPLEMENTAL COSTS		
1. PER DIEM	(1% of LABOR)	\$44.82
2. TEMPORARY FACILITIES	(2.5% of LABOR)	\$112.05
L. BONDS	(0.5% of PROPOSAL)	\$56.04
M. OTHER REQUIRED INSURANCE	(0.25% of PROPOSAL)	\$28.02

IV TOTAL PROPOSAL

- N. TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount **\$11,450**
- O. The work for this RFP will require an extension of time of 1 Calendar Days.
- P. All costs are valid for 30 days.

CONTRACTOR

(SIGNATURE).....

Anthony Williams

Title: Project Manager

Date: 10/27/20

LOCATION Indianola, Iowa



**WILLIAMS
BROTHERS
CONSTRUCTION, INC.**

GENERAL CONTRACTOR
Peoria, Illinois

CHECKER

DATE 10/26/2020

SHEET NO. 1 of 1

Carpenter	\$71.81
Laborer	\$52.90
Cement Mason	\$61.14
Operator	



Ambassador Steel Fabrication LLC

Change Order No.:
CO-0004

CHANGE ORDER

Bid Item No.: 004	Job No.: 00520017	Job Description: FP- Indianola Water Resource Recover	Original C/O Date: 07/07/20	Revised C/O Date:
Sell To: W10719 Williams Brothers Construction Email: cheryl.bruns@wbci.us				

Change Order Description:
Add-Field Order 008 (Grit Building)

Description	Type	Quantity	Line Amount
Rebar Grade 60 Black	Add	1 LS	\$535.00
Placing Rebar Subcontracted - Black	Add	1 LS	\$360.00
Freight Black Extra (EA)	Add	1 LS	\$400.00
Detailing - Extra Hours - Black	Add	1 LS	\$450.00

CHANGE DESCRIPTION: Add-Field Order 008 (Grit Building)

AUTHORIZED BY: Anthony Williams w/ WBCI

CONTRACTOR CONTACT INFO: anthony@wbci.us

HARRIS RELEASE # 0007B, 0021B, 0035B, 0036B

OTHER : Field Order 008

RE-DETAILING HOURS: 10 hrs

ADDITIONAL FREIGHT LOAD(S): 1 full freight

ADDED WEIGHT

BLACK BAR: 1,279 lbs

REMARKS:

Field Order #008 emailed by Anthony Williams w/ WBCI to Tim Schnieders w/ Harris Rebar (6/5/20). Field Order #008 added floor drain in the foundation mat slab and operating level requiring additional reinforcing, stoop type revised, top slab revised for slope, and masonry wall type revised.

Total: **\$1,745.00**

Addition To Contract

Issued By: Tim Schnieders

Accepted By: Name: _____
(Please Print)

(Signature)

Date: _____



Change Order Request

SEEDORFF MASONRY, INC.

12345 UNIVERSITY AVE STE 100

CLIVE IA 50325-8284

Phone: (515)289-2036

Fax: (515)289-2034

Date: 8/7/2020

To: WILLIAMS BROTHERS CONSTRUCTION
PO BOX 1366
PEORIA, IL 65164

SMI Job #: 20003-

Name: INDIANOLA WATER RESOURCE RECOVERY FACILITY
10939 GRIMES ST
INDIANOLA, IA 50125

Change Order Request #: 2 Description: FO No. 08

We hereby submit specifications and estimates based on the terms and conditions of our executed contract.

Details: Field Order No. 08 - 230 Grit Building, changing 4" CMU to 8" CMU. Updated wall types for buildings 120, 210, 230, 350, and 420. Increased grouting per wall type updates in buildings 120, 350, and 420.

We Propose hereby to furnish labor and material - complete in accordance with the above specifications, for
an ADD of \$3,670.80

Please note that Seedorff Masonry, Inc. will require an extra 1.00 day to complete this work.

Price Breakdown

Description	Quantity	UM	Unit Cost	Amount
Jobsite Superintendent	8.0	HRS	\$ 72.99	\$ 583.92
Bricklayer	8.0	HRS	\$ 67.17	\$ 537.36
Operator	8.0	HRS	\$ 64.58	\$ 516.64
Laborer	8.0	HRS	\$ 55.26	\$ 442.08
CMU	1.0	LS	\$ 105.00	\$ 105.00
Mortar	1.0	LS	\$ 25.00	\$ 25.00
Grout	5.0	BAG	\$ 143.00	\$ 715.00
Forklift rental	1.0	EA	\$ 215.00	\$ 215.00
Mixer rental	1.0	EA	\$ 52.00	\$ 52.00
				\$ 3,192.00
OH & P			15.0	\$ 478.80
			Total:	\$ 3,670.80

Submitted by: _____

SEEDORFF MASONRY, INC.

Note: This proposal is only valid for 30 Days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.

Agreement herewith shall be evidenced by the Customer's signature hereon or by permitting Seedorff Masonry, Inc. to commence this work.

Firm: _____

Signature: _____

Date of Acceptance: _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.



HRGreen

5525 Merle Hay Road, Suite 200
Johnston, IA 50131
(515) 278-2913 Fax (515) 278-1846

FO No. 008

Field Order

PROJECT: Indianola Water Resource Recovery Facility Indianola, Iowa	FO Instructed by:	
	Engineer	☒
	Owner	☐
	Other	☐
TO CONTRACTOR: Williams Brothers Construction Inc. PO Box 1366 Peoria, Illinois 61654	Date Issued	06/04/2020

FO is in Reference to:		FO is intended to:	
PCO	☐	☒	Clarify Drawings
RFP	☐	☐	Clarify Specifications
RFI	☐	☐	Clarify Procedures
Other	☐	☒	Transmit drawings or documents
	☐	☒	Other _Correct invalid information on drawing

REGARDING/REFERENCE:

Drawing sheets: A.230, A.231, S.230, S.231, S.232, S.233, S.234, A.603, A.604, and S.603.

INSTRUCTION:

This Field Order is intended to provide missing details, correct for those details, provide additional corrections, and correct masonry issues.

The masonry issue is correcting the dropping of the "A" in numerous callouts for masonry wall MW6A. Masonry wall MW6A is the bearing wall version of the non-load bearing partition wall MW6. The difference is that there is a 1" gap above MW6 and there is 1" of grout above MW6A. The precast planks bear on and are anchored to MW6A but not to MW6. Both walls are provided in the Masonry Wall Schedule on Sheet S.603. The architecture sheets have a detail for MW6 but not for MW6A, and MW6A was truncated on the Architectural Masonry Wall Schedule, Sheet A.604. Please, recognize the correction and provide the correct wall type as indicated on the sheets listed above.

The details added include callouts for stair risers and treads, floor drain correction to structural sheets, floor slope correction on structural sheets, and other corrections. See drawing sheets.

If, in your opinion, this instruction involves work which changes the Contract Price or Time, you must submit a Proposed Change Order, or notice as required in the Contract Documents.

If you have any questions regarding this FO, please contact Joe Frankl at 515-657-5289.

Greg Baenziger, PE Structural Engineer
Engineer Title

CHANGE ORDER NO. 2

ITEM 5



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

November 19, 2020

Mr. Rick Graves
City of Indianola
110 N 1st Street
Indianola, IA 50125

**Re: Indianola Water Resource Recovery Facility
Project No. 181950
Contractor's Proposed Change Order PCO-017**

Dear Rick:

Enclosed is an electronic copy of Proposed Change Order PCO-017 from Williams Brothers Construction, Inc. for the Water Resource Recovery Facility project.

PCO-017 is for the material difference for a revised structural design of the secondary clarifier skimmer arm and bridge. The equipment manufacturer proposed a structural basis of design for the skimmer arm and bridge that is their standard design and determined by the manufacturer as appropriate for the proposed installation, but deviated from the project specification. The material difference results in a deduct to the contract of \$3,174.00.

We have reviewed this Proposed Change Order and recommend acceptance of PCO-017 for \$3,174.00. Let me know if you would like hard copies mailed to you, and please contact me if you have any questions or would like to discuss further.

Sincerely,
HR GREEN, INC.

A handwritten signature in blue ink that reads 'Joseph Frankl'.

Joseph Frankl, P.E.
Project Manager

Enclosures



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

Engineer's
Format

Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 09/15/20

PCO No. **017**

GENERAL CONTRACTOR P.O. Box 1366 / Peoria, IL 61654 / Phone (309) 688-0416 / Fax (309) 688-0891

Engineer:
HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131-1448

OWNER: City of Indianola, IA
PROJECT: Indianola WRRF

WBCI Project # 530

I DESCRIPTION OF CHANGE:

Per correspondence between HR Green and WesTech, credit deduct is being provided for proposed structural design of skimmer arm and bridge. Typical for three (3) clarifiers.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$0.00	\$0.00
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. NET TOTAL		(A+B+C)	\$0.00
E. OVERHEAD AND PROFIT		(Line D >0*15%, <0*5%)	\$0.00
F. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines D + E)	\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. August Winter & Sons	Mechanical Work	(\$3,000.00)
2.		\$0.00
3.		\$0.00
4.		\$0.00
5.		\$0.00
6.		\$0.00
G. SUBTOTAL of all work performed by contractor's subcontractors		(\$3,000.00)
H. CONTRACTOR'S MARK-UP on work of subcontractors	(Line G x 5%)	(\$150.00)
I. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines G + H)	(\$3,150.00)
J. PROPOSAL	(Lines F+I)	(\$3,150.00)
K. SUPPLEMENTAL COSTS		
1. PER DIEM	(1% of LABOR)	\$0.00
2. TEMPORARY FACILITIES	(2.5% of LABOR)	\$0.00
L. BONDS	(0.5% of PROPOSAL)	(\$15.75)
M. OTHER REQUIRED INSURANCE	(0.25% of PROPOSAL)	(\$7.88)

IV TOTAL PROPOSAL

- N. TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount **(\$3,174)**
- O. The work for this RFP will require an extension of time of 0 Calendar Days.
- P. All costs are valid for 30 days.

CONTRACTOR

(SIGNATURE).....

Anthony Williams

Title: Project Manager

Date: 104 09/15/20



AUGUST WINTER & SONS, INC.
MECHANICAL CONTRACTOR & FABRICATOR

www.augustwinter.com

2323 N. Roemer Road
Appleton, WI 54911
PO Box 1896
Appleton, WI 54912-1896
P: (920) 739-8881
F: (920) 739-2230

5613 Schofield Ave
Schofield, WI 54476
P: (715) 355-7555
F: (715) 355-9048

September 14, 2020

Anthony Williams
Williams Brothers

4

CHANGE ORDER PRICE AND BREAKDOWN

Project/Job#: Indianola WWTP 79320

Description: Credit for Clarifier per Westech and Joe Frankl

Our change order price and breakdown follows:

August Winter

Material.....	\$	(3,000)
Labor**..... 0 hrs	\$	-
Direct Costs.....	\$	-
Equipment Rental.....	\$	-
Indirect Costs.....	\$	-
Subtotal.....	\$	(3,000)
Overhead.....	\$	-
Total.....	\$	(3,000)

Subcontracts

Total Subcontractor Costs.....	\$	-
Subcontractor Markup.....	\$	-
Total Subcontractor Costs w/overhead.....	\$	-
 Total AWS/Subcontractor Costs.....	\$	(3,000)
Profit/Bond.....	\$	-

Change Order Total..... \$ (3,000)

Time extension required is 0 days

This quotation based upon acceptance within

30 days.

** Labor rate may include multiple trades with straight and premium time.

Exclusions:

Eric LeBlanc

August Winter & Sons, Inc.

PH: 920-739-8881 FX: 920-739-2230

VISIT OUR WEB SITE AT WWW.AUGUSTWINTER.COM

Branch Office 5613 Schofield Avenue * Schofield, WI 54476 * PH: 715/355-7555 * FAX: 715/355-9048

HVAC * PLUMBING * TANK FABRICATION * PROCESS PIPING * IND. SHEETMETAL

STEEL ERECTION * ASME PRESSURE VESSELS * ASME CODE WELDING * 24 HR. SERVICE * ENGINEERING

August Winter Sons, Inc.
Change Order/Small Projects Report

Project/Job#: Indianola WWTP 79320

Date: 9/14/2020

Description: Credit for Clarifier per Westech and Joe Frankl

Change Order #: 4

MATERIAL

Material Credit w/restocking		(3000.00)
Material ADD		\$ -
Sales Tax	0.0%	\$ -

Material Subtotal \$ (3,000)

LABOR

General Foreman Hours	0.0	@	\$ -	\$ -
Foreman Hours	0.0	@	\$ 84.59	\$ -
Field Plumber/Fitter Hours - REG	0.0	@	\$ -	\$ -
Field Plumber/Fitter Hours - OT	0.0	@	\$ -	\$ -
Field Tinner Hours - REG	0.0	@	\$ -	\$ -
Field Tinner Hours - OT	0.0	@	\$ -	\$ -
Shop Hours	0.0	@	\$ -	\$ -
Operator Hours	0.0	@	\$ -	\$ -

Labor Subtotal \$ -

DIRECT COSTS

Insurance & Taxes	0.0% of Labor	\$ -
Trucking	0.0% of Labor	\$ -
Testing & Cleaning	0.0% of Labor	\$ -
Balance Air/Water	0.0% of Labor	\$ -
Tools & Expendables	0.0% of Labor	\$ -
Shop Equipment Charge	\$ 6.00 per shop hour	\$ -
Subsistence		\$ -

Subtotal \$ -

Equipment	0.0 Hours @	\$ -	\$ -
Rental	0.0 Hours @	\$ -	\$ -
	0.0 Hours @	\$ -	\$ -
	0.0 Hours @	\$ -	\$ -
	0.0 Hours @	\$ -	\$ -
	0.0 Hours @	\$ -	\$ -

Subtotal \$ -

Indirect Costs

Indirect Costs Total	\$ -
Total Contractor Costs	\$ (3,000)
Overhead	0.0% \$ -
Subtotal Contractor Costs	\$ (3,000)

SUBCONTRACTS

.....	\$ -
.....	\$ -
.....	\$ -
.....	\$ -

Total Subcontractor Costs	\$ -
Overhead	10.0% \$ -
Subtotal Subcontractors Costs	\$ -

NOTE: This change order does not address impact costs on
base contract.

Total Contractor/Subcontractor Costs	\$ (3,000)
Profit	0.0% \$ -
Bond	0.0% \$ -
Total Amount Of Change	\$ (3,000)

Time extension required is 0 days.

This quotation based upon acceptance within 30 days.

Exclusions:

NOTE: This change order does not address impact costs on base contract.

anthony@wbci.us

From: LeBlanc, Eric <eleblanc@augustwinter.com>
Sent: Monday, September 14, 2020 11:57 AM
To: anthony@wbci.us
Cc: Zeinert, Wendy
Subject: FW: 24109B Indianola - August Winter & sons PO79320-005
Attachments: Doc_14_09_20_11_53_54.pdf

Anthony,

See attached and below.

Thanks,

Eric LeBlanc
August Winter & Sons, Inc.
Mobile: 920-422-0665
Office: 920-739-8881
eleblanc@augustwinter.com

From: Scott ALBERTSON <SALBERTSON@westech-inc.com>
Sent: Wednesday, September 9, 2020 11:39 AM
To: LeBlanc, Eric <eleblanc@augustwinter.com>; Zeinert, Wendy <wzeinert@augustwinter.com>
Cc: Cory Sonner <csonner@vessco.com>; Sydney Puder <sdpuder@vessco.com>; Joseph WINTERS <JWINTERS@westech-inc.com>; jfrankl@hrgreen.com
Subject: 24109B Indianola - August Winter & sons PO79320-005

Eric,
I hope you are doing well. In the submittal for the clarifier at Indianola24109B under Spec 46 4323-9 2.05 Structural Design A.B. We suggested Clarifier design be designed to withstand 200% of the continuous operating torque without exceeding AISC allowable stresses as our standard design. We understand that the Engineers are ok with this as long as there is a deduct.
The change would be to 2 members of the design. With that said we could offer a (\$1,000.00) per tank deduct, Grand Total (\$3,000.00)
If you could issue a PO deduct we will get that processes here on our end.
Let me know if you have questions.
Regards,

Scott Albertson

Project Manager | D: +1 801.290.1221 | E: 853
3665 West Temple | Salt Lake City | Utah 84115 | USA
salbertson@westech-inc.com | westech-inc.com

WESTECH®

CHANGE ORDER NO. 2

ITEM 6



**WILLIAMS
BROTHERS**
CONSTRUCTION, INC

Engineer's
Format

Contractor's / Subcontractor's Proposal Breakdown Summary

Date: 10/30/20

PCO No. **018A**

GENERAL CONTRACTOR P.O. Box 1366 / Peoria, IL 61654 / Phone (309) 688-0416 / Fax (309) 688-0891

Engineer:
HR Green Inc.
5525 Merle Hay Road, Suite 200
Johnston, IA 50131-1448

OWNER: City of Indianola, IA
PROJECT: Indianola WRRF

WBCI Project # 530

I DESCRIPTION OF CHANGE:

Revision 01 - Reinforcement changes per Submittal 032000-19 marked, "Revise and Resubmit". See attached from Harris Rebar.

II SUMMARY OF DETAILED BREAKDOWN

	Additions	Deletions	Net Total
A. MATERIAL	\$0.00	\$0.00	\$0.00
B. LABOR	\$0.00	\$0.00	\$0.00
C. EQUIPMENT	\$0.00	\$0.00	\$0.00
D. NET TOTAL		(A+B+C)	\$0.00
E. OVERHEAD AND PROFIT		(Line D >0*15%, <0*5%)	\$0.00
F. TOTAL WORK PERFORMED BY CONTRACTOR		(Lines D + E)	\$0.00

III CONTRACTOR'S MARK-UP ON WORK OF SUBCONTRACTORS

Detailed Breakdowns and summaries from each contractor must be attached.

SUBCONTRACTOR: Firm Name	CONTRACT WORK: Description	PROPOSAL
1. Harris Rebar (Ambassador Steel)	Concrete Reinforcing	\$6,090.00
2.		\$0.00
3.		\$0.00
4.		\$0.00
5.		\$0.00
6.		\$0.00
G. SUBTOTAL of all work performed by contractor's subcontractors		\$6,090.00
H. CONTRACTOR'S MARK-UP on work of subcontractors	(Line G x 5%)	\$304.50
I. TOTAL WORK PERFORMED BY SUBCONTRACTOR	(Lines G + H)	\$6,394.50
J. PROPOSAL	(Lines F+I)	\$6,394.50
K. SUPPLEMENTAL COSTS		
1. PER DIEM	(1% of LABOR)	\$0.00
2. TEMPORARY FACILITIES	(2.5% of LABOR)	\$0.00
L. BONDS	(0.5% of PROPOSAL)	\$31.97
M. OTHER REQUIRED INSURANCE	(0.25% of PROPOSAL)	\$15.99

IV TOTAL PROPOSAL

N. TOTAL PROPOSAL for subject RFP increase (decrease) in contract amount	\$6,442
O. The work for this RFP will require an extension of time of <u>0</u> Calendar Days.	
P. All costs are valid for 30 days.	

CONTRACTOR

(SIGNATURE).....

Anthony Williams

Title: Project Manager

Date: 10/30/20



Ambassador Steel Fabrication LLC

Change Order No.:
CO-0010

CHANGE ORDER

Bid Item No.: 007	Job No.: 00520017	Job Description: FP- Indianola Water Resource Recover	Original C/O Date: 09/25/20	Revised C/O Date:
Sell To: W10719 Williams Brothers Construction Email: cheryl.bruns@wbci.us				

Change Order Description:
Equalization Tank Revisions Per Engr's Comments

Description	Type	Quantity	Line Amount
Rebar Grade 60 Black	Add	1 LS	\$3,525.00
Placing Rebar	Add	1 LS	\$2,295.00
Detailing - Extra Hours - Black	Add	1 LS	\$270.00

CHANGE DESCRIPTION: Equalization Tank Revisions Per Engr's Comments

AUTHORIZED BY: Anthony Williams w/ WBCI

CONTRACTOR CONTACT INFO: anthony@wbci.us

RE-DETAILING HOURS: 6 hours

LIST:0093XB

ADDED WEIGHT

BLACK BAR: 8,570 lbs

REMARKS:

Per the engineer's comments on the returned submittal emailed by Anthony Williams w/ WBCI to Tim Schnieders w/ Harris Rebar (9/16/20). Wall horizontal reinforcing revised from #6 @12" each face to #6 @8" horizontal each face. The 1'-6" square sump pit in the Return Flow Pump Station has been removed. The upper level slab reinforcement in the Return Flow Pump Station has been revised. Add of 8,570 lbs and 6 hours re-detailing.

Total: \$6,090.00

Addition To Contract

Issued By: Tim Schnieders

Accepted By: Name: _____

(Please Print)

(Signature)

Date: _____

Ambassador Steel Fabrication LLC

1401 N. 15th Ave. E., Newton, IA 50208, USA T. 641-792-7142 F. 641-792-2820

Customer Copy

Meeting Date: 12/21/2020

Information

Subject

Resolution approving a change order to the professional services agreement with Municipal Pipe Tool for the Sewer Main Lining Project in the amount of \$1,725.

Information

On November 2, 2020, the Council approved a professional service agreement with Municipal Pipe Tool Company for the lining of certain sanitary and storm sewer pipes. The Company submitted their bid assuming the storm sewer pipe to be 8-inch in diameter. However, the actual storm sewer pipe diameter is 12-inches. Municipal Pipe is asking for a total price increase of \$1,725 to cover the lining at \$5 per foot.

Fiscal Impact

Attachments

Memorandum

Municipal Pipe Tool Request

Resolution Approving Change Order



— WATER RESOURCE RECOVERY FACILITY —

December 21, 2020

To: Honorable Mayor and City Council

CC: Ryan J. Waller, City Manager

From: Rick Graves, WRRF Supt.

Re: Storm Sewer Lining Price Change

On November 2, 2020, the Council approved a professional service agreement with Municipal Pipe Tool Company for the lining of certain sanitary and storm sewer pipes. The Company submitted their bid assuming the storm sewer pipe to be 8 inch in diameter. However, the actual storm sewer pipe diameter is 12-inches. Municipal Pipe is asking for a total price increase of \$1,725 to cover the lining at \$5 per foot.

I recommend paying Municipal Pipe Tool Company \$1,725 for the storm sewer lining.



November 25, 2020

Rick Graves
Wastewater Supt.
City of Indianola
110 N 1st Street
Indianola, IA 50125

RE: Storm sewer

Dear Rick-

We are requesting a price adjustment of item #6 Storm sewer to account for this pipe being 12" not 8" as a default.

Item 6 Storm sewer was the only pipe with no diameter listed in the request for Quotes for Sewer Mains and Lateral Rehabilitation by Lining page 3. The diameter also does not appear on the FY21 Storm Sewer plan page like it does for the other lines. Due to no diameter being available, we bid this as 8" pipe.

Due to the delay in requesting a price change, we only ask for \$5/foot to cover the material costs from going from an 8" to a 12".

Let me know if you have any questions and thank you for your consideration.

Sincerely,

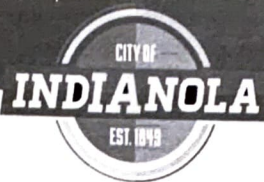


Chief Operations Officer
Cell 319-239-3787

"We Protect the Environment!"

Our Core Values:

Safety - Unity - Relationships - Proactive - Determination - Results



September 23, 2020

WATER POLLUTION CONTROL

Request for Quotes for Sewer Mains and Lateral Rehabilitation by Lining

The Request for Proposal is listed below in accordance with each pipe section for Main Lining and number of laterals to line. See Engineers Specs along with notes listed below before sending quote. Bid accordingly, you may bid on both projects listed below or just one:

Contractor Name: Municipal Pipe Tool Co., LLC
Address: 515 5th St, Hudson, IA 50643
Phone #: 319-988-4205
Email: sharonm@municipipe.com

	Area	Manhole #'s	Pipe Size	Length of Pipe	Laterals to Line **
1	Stephen Court	1093-432	8"	217'	0
2	Stephen Court	325-1093	8"	112'	0
3	West Iowa Ave and Stephen Court	NW26-NW25	15"	226'	0
4	Scott Felton Road	1224-285	8"	255'	5
5*	East Detroit Ave	539-538	8"	Laterals Only	8
6***	West Ashland Ave to West Boston Ave	ST001-ST002		345'	0

* #5 - The lateral connections will need the edges brushed and lateral lining completed.

** Lateral liners will be a minimum 20" in length. If you quote longer than minimum length, note the total length of your liner. City will review the cost comparison between the different lengths.

*** #6 - This is a Storm Sewer. Depending on the cost this may or may not be done.



**FY21 Storm Sewer Lining Project
between W Boston and W Ashland**



MH 539 to MH 538

**8 - Taps NO LINING
Brush Lateral Connections**



RESOLUTION 2020-

**RESOLUTION APPROVING CHANGE ORDER TO PROFESSIONAL SERVICE AGREEMENT
WITH MUNICIPAL PIPE TOOL FOR SEWER MAIN LINING PROJECT**

WHEREAS, on November 2, 2020, the Indianola City Council approved a professional service agreement with Municipal Pipe Tool Company for lining selected sanitary and storm sewer pipes for a total of \$39,781, and

WHEREAS, the original price submitted by Municipal Pipe Tool Company was for 8-inch storm sewer pipe and the actual size of the storm sewer is 12-inch, and

WHEREAS, Municipal Pipe Tool Company is requesting a change order of \$1,725 to cover the cost difference.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that

1. the requested increase of \$1,725 is hereby approved, and
2. staff is directed to execute documents to approve this change order.

Passed and approved this 7th day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 12/21/2020

Information

Subject

Resolution approving amended terms to the Municipal Engineering Services agreement with Snyder and Associates.

Information

The City of Indianola entered into a Professional Services Agreement (PSA) with Snyder and Associates in October 2016 for Municipal Engineering Services. Since that time, the agreement and rates have remained unchanged. Snyder and Associates has submitted amended terms to the PSA to reflect current and future operations of the City. The original PSA is included in the packet, as well as the proposed amended terms.

Fiscal Impact

Attachments

Engineering Services Agreement
Resolution Approving Amended Terms
Amended Terms

RESOLUTION NO. 2016-105

**RESOLUTION APPROVING A PROFESSIONAL SERVICES
AGREEMENT WITH SNYDER & ASSOCIATES FOR MUNICIPAL
ENGINEERING SERVICES**

WHEREAS, the City Indianola, Iowa, is in need of engaging an engineering firm to provide municipal engineering services for the City (hereinafter referred to as "Services"); and

WHEREAS, the City of Indianola, Iowa, has solicited proposals for said Services; and

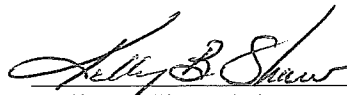
WHEREAS, after review of the proposals the City Council believes it to be in the best interest of the City to engage Snyder & Associates of Ankeny, IA to perform the Services; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with Snyder & Associates in the form attached as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that:

1. The Professional Services Agreement with Snyder & Associates for the Services is in the public interest of the citizens of the City of Indianola and is hereby approved.
2. The Mayor is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

PASSED this 17th day of October 2016.



Kelly B. Shaw, Mayor

ATTEST:



Diana Bowlin, City Clerk

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 17 day of Oct, 2016, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and **SNYDER & ASSOCIATES, INC.**, hereinafter referred to as "SERVICE PROVIDER."

WHEREAS, the CITY is in need of a qualified firm to provide Municipal Engineering Services, hereinafter referred to as "Services"; and

WHEREAS, the CITY solicited proposals for said Services; and

WHEREAS, the SERVICE PROVIDER was determined by the City Council to be the best suited to meet the CITY's needs for the Services.

NOW, THEREFORE, THE PARTIES HEREBY MUTUALLY AGREE AS FOLLOWS:

The parties hereby agree to be bound by the terms and conditions and all promises contained in the proposal submitted by the SERVICE PROVIDER to the CITY, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference as if set out in full. In addition, the parties agree as follows:

1. SERVICE PROVIDER shall indemnify and save harmless CITY, its agents, servants and employees from and against any claim, demand or cause of action arising out of negligent or intentional act or error or omission of SERVICE PROVIDER, its agents, servants or employees in the performance of services under this agreement, whether direct or indirect, except that SERVICE PROVIDER shall not be liable under this section for damages arising out

of injury or damage to persons or property directly caused or resulting from the sole negligence of CITY or any of its officers, agents or employees.

The execution of the agreement by SERVICE PROVIDER shall obligate SERVICE PROVIDER to comply with the foregoing indemnification provision, however, the collateral obligation of insuring this indemnity must be complied with as set forth below.

2. SERVICE PROVIDER shall not commence operations and/or labor pursuant to the terms of this Agreement until certification of proof of insurance detailing terms and provisions of coverage has been received and approved by the CITY. Minimum insurance coverage shall be required as set forth in Exhibit "A."

3. Payment for Services will be made in accordance with the fee schedule as set forth in Exhibit "B". In the event a fee is not provided for in Exhibit B, then the fee shall be mutually agreed upon by the Parties, unless the fee is listed in Exhibit "A", then that shall be the fee. If there is a conflict in fees, Exhibit B shall prevail.

4. This Agreement may be terminated by either party for cause or by CITY for convenience upon fourteen (14) days' written notice by the terminating party to the other party of such termination in which event SERVICE PROVIDER will be paid its compensation for services actually performed to termination date. "Cause" is defined to be, but not limited to, violation of any of the covenants, duties or terms of this Agreement. In the event that SERVICE PROVIDER abandons this Agreement or causes it to be terminated, SERVICE PROVIDER shall indemnify CITY against any loss resulting from this termination.

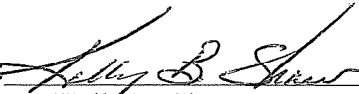
5. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained herein, and the

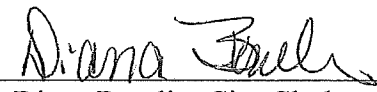
parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document.

IN WITNESS WHEREOF, the parties to this Agreement have set their hands on the day and year first written above.

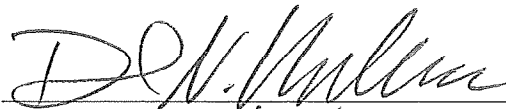
"CITY":

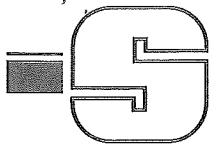
CITY OF INDIANOLA

By: 
Kelly B. Shaw, Mayor

Attest: 
Diana Bowlin, City Clerk

"SERVICE PROVIDER":

By: 
Name: David N. Maeller
Title: President



October 12, 2016

Mr. Ryan Waller
City Manager
City of Indianola
110 N 1st Street
Indianola, IA 50125

RE: REQUEST FOR QUALIFICATIONS FOR MUNICIPAL ENGINEERING SERVICES
CITY OF INDIANOLA
ADDITIONAL INFORMATION

Dear Mr. Waller:

Per your request, Snyder & Associates, Inc. is pleased to submit additional information detailing fee structure for professional engineering services for the City of Indianola.

As we discussed in our proposal, Snyder & Associates, Inc. is flexible in developing specific approach customized to the needs of the community.

Based on further understanding, we would propose the following approach.

We are comfortable working under a Master Services Agreement with subsequent work assignments. Our current understanding is there are five key items that the City desires to move forward with, including:

1. Capital street improvements for 2017 – approximately \$380,000 budget
2. Pavement condition system implementation
3. Drainage improvements master plan
4. On-call engineering for special projects and issues
5. Subdivision plat and site plan review

Item 1 – Capital Street Improvements

These improvements would be considered a single project with a lump sum fee negotiated before the scope of work. Based on our current understanding, a fee budget of \$36,000 is appropriate.

Item 2 – Pavement Condition System

The pavement condition system implementation is an ongoing work assignment that would take five years to fully develop. We would suggest an annual budget of \$10,000 to \$12,000 to develop the system over time.

Mr. Ryan Waller
City of Indianola
October 12, 2016
Page 2 of 2

Item 3 – Drainage Improvements Master Plan

The Drainage Improvements Master Plan should also be thought of as a system development project and would take three years to develop with an annual budget of \$7,000 - \$9,000.

Item 4 – On-Call Engineering

On-call engineering is difficult to predict however, in our experience in other communities, about 10 hours per week is a reasonable estimate. The level of complexity is also difficult to predict so we would offer to provide the first 40 hours of effort for any given month at a fixed hourly rate of \$60/hr (\$2,400 monthly). Snyder & Associates, Inc. would notify the City if effort in a given month exceeds the 40-hour limit, and agree on the appropriate staff assignment and associated hourly rate.

Item 5 – Subdivision Plat and Site Plan Review

Subdivision plat and site plan review for a growth oriented community can be set based on the size and type of submittal for your consideration for future policy development. This approach has been successful and motivates the developer to comply with City requirements and address comments expeditiously. Enclosed is a draft of what a site plan review cost schedule might look like in the meantime. Snyder & Associates, Inc. would provide effort requested to enforce City ordinance and requirements as on-call engineering.

Thank you for the opportunity to clarify our proposed approach to professional fees and the structure of the agreement. If you have any questions or need additional information please do not hesitate to call.

Respectfully,

SNYDER & ASSOCIATES, INC.



David N. Moeller, P.E.
President

DNM/vmf

Enclosures

CITY OF INDIANOLA IOWA: SITE PLAN / RESIDENTIAL SUBDIVISIONS
SNYDER & ASSOCIATES, INC. REVIEW COSTS

October 11, 2016

Review costs include: review, written comments, and attendance to one council or P&Z meeting.

Additional project-related meetings, Development Agreements, rezoning or other special items will be billed on at hourly basis.

Site Plan/Master Plan Review Fees:	0 - 1.0 acre	1.1 - 2.5 acre	2.6 - 5.0 acre	5.1 - 10 acre
Submittal #1:	\$850	\$950	\$1,000	\$1,050
Submittal #2:	\$350	\$400	\$500	\$600
Sub #3 & Others:	\$300	\$300	\$300	\$300

Subdivision Review Fees:	1 - 10 Lots	11-20 Lots	21-30 Lots	31-50 Lots
Preliminary Plat Review Fees:				
Submittal #1:	\$700	\$800	\$900	\$1,000
Submittal #2:	\$350	\$350	\$350	\$400
Submittal #3:	\$250	\$250	\$250	\$250
Sub #4 & Others:	\$200	\$200	\$200	\$200
Construction Drawing Review Fees:				
Submittal #1:	\$900	\$1,200	\$1,500	\$2,200
Submittal #2:	\$500	\$600	\$750	\$1,100
Sub #3 & Others:	\$350	\$350	\$400	\$400
Final Plat Review Fees:				
Submittal #1:	\$550	\$650	\$800	\$900
Submittal #2:	\$250	\$300	\$300	\$300
Sub #3 & Others:	\$200	\$200	\$200	\$200

Notes:

- Plans will be reviewed for general conformance to City Code and SUDAS based on the check lists for site plans, preliminary plat, construction drawings, and final plat. If the required submittal materials are not included, the plan will not be reviewed. Outlined costs represent total project review fees and not per lot review fees.
- Fees for PUD Master Plans, Site Plans greater than 10 acres and subdivisions greater than 50 lots will be on an hourly basis; a quote will be provided upon request at the time of the initial submittal.
- Review fees are based on all submittals being complete, based on the appropriate checklist being completed by the developer's engineer. All revised submittals shall include a response letter from the developer/engineer detailing how and where each comment has been addressed.
- Reviews do not include:
 - Planned Unit Developments
 - Major structural review (box culverts, bridges, etc.)
 - Complex hydraulic systems
 - Rezoning or Comprehensive Plans
 - Lot sizes greater than 100' in width (exclusive of corner lots)

City of Indianola
RESOLUTION NO 2020-

**RESOLUTION APPROVING AMENDED TERMS TO
THE MUNICIPAL ENGINEERING SERVICES AGREEMENT WITH SNYDER AND ASSOCIATES**

WHEREAS, the City of Indianola, Iowa entered into a Professional Services Agreement with Snyder and Associates for Municipal Engineering Services on October 17, 2016; and

WHEREAS, the operating arrangement has evolved with changes in staff and organization at the City and it is appropriate after four years to modify certain terms and documentation to reflect current and future operations; and

WHEREAS, Snyder and Associates has submitted amended terms to the Professional Services Agreement as outlined in the attached proposal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the amended terms as attached are approved and the City Manager is authorized to execute all necessary documents related to the Professional Services Agreement with Snyder and Associates for Municipal Engineering Services.

Approved this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

December 10, 2020

Ryan Waller
City Manager
City of Indianola
110 N First Street
Indianola, IA 50125

RE: MUNICIPAL ENGINEERING SERVICES
AMENDED TERMS
S & A PROJECT NO. 121.0039

Dear Mr. Waller:

Snyder & Associates, Inc is pleased to be the designated Municipal Engineer for the City of Indianola. Our engagement agreement was approved October 17, 2016. As we discussed, the operating arrangement has evolved with changes in staff and organization at the City, and it is appropriate after 4 years to modify certain terms and documentation to reflect current and future operations. To that end, we respectfully request modifications to Item 4 - On-Call Engineering included in the Scope of Work letter dated October 12, 2016, which is also Exhibit A to the Professional Services Agreement. We propose to replace Item 4 with the following:

Item 4 – On-Call Engineering

On-call engineering can be difficult to predict however, under normal conditions, 10 hours per week has been a reasonable estimate. The level of complexity is also difficult to predict so we would propose to provide the first 40 hours of effort in any given month be set at a fixed hourly rate of \$65/hr (\$2,600 monthly). Snyder & Associates, Inc. will notify the City when the effort in a given month exceeds 40 hours and will provide those services at the current year's schedule of rates for appropriate staff. The schedule of rates will be updated in January each successive year.

Snyder & Associates, Inc will accomplish small assignments under 40 hours of effort or quick response projects, and track requested efforts under four categories to assist the City in assigning costs to the appropriate accounts. The categories are as follows:

1. **Miscellaneous**; including planning, economic development, coordination with other departments and matters of policy.
2. **Streets Issues**; including effort associate with streets and sidewalks including traffic and transportation engineering.
3. **Drainage Issues**; including effort associates with the drainage system and water resources engineering system.
4. **Site Plan/Subdivision Review**; including effort generally associated with community development. Review of specific site plans or subdivisions will be segregated to a separate invoice and transmitted to the City to assist in collection from the applicant.

Payment will be made to Snyder & Associates, Inc from the City, and reimbursed by the applicant to the City.

5. **Parks & Recreation;** including facility issues and engineering related to parks, trails.

If you agree to the modifications of Item 4 as proposed above, please sign and return this amendment letter. If you have any questions regarding the enclosed progress report, please do not hesitate to contact me.

Respectfully,

SNYDER & ASSOCIATES, INC.

CITY OF INDIANOLA, IOWA



David N. Moeller, P.E.
President

Ryan Waller
City Manager

DNM/vmf

Enclosures

Meeting Date: 12/21/2020

Information

Subject

Final consideration of an Ordinance rezoning land generally located at 506 and 508 West 2nd Avenue from the C-2, Highway Commercial Zoning District to the R-2 or R-3 Residential Zoning District.

Information

The proposed rezoning was requested to facilitate the proposed development of three (3) duplexes on lots at 506 and 508 West Second Avenue. The property at 506 West Second Avenue is a Dangerous and Dilapidated lot currently owned by the City. An offer to purchase all these lots was withdrawn on November 9, 2020. However, the property owner of 508 West Second Avenue still wishes to proceed with the rezoning. Staff recommends the City Council also proceed with the rezoning of 506 West Second Avenue. At its meeting on October 13th, the Planning and Zoning Commission reviewed this item, and, on an 9-0 vote, recommended the request be approved.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE C-2 HIGHWAY COMMERCIAL ZONING DISTRICT TO THE R-2, SINGLE- AND TWO- FAMILY RESIDENTIAL ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the C-2 Highway Commercial Zoning District to the R-2, Single- and Two-Family Residential Zoning District for real property located at 506 and 508 West 2nd Avenue and legally described as Lots 7, 8 and 9 and the South 6' of the East-West Alley adjacent on the north side of Lots 7 and 8, all in Block 18 of the Jones & Windles Addition, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

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

Section 1: That the zoning is amended from the C-2 Highway Commercial Zoning District to the R-2, Single- and Two-Family Residential Zoning District for real property located at 506 and 508 West 2nd Avenue and legally described as Lots 7, 8 and 9 and the South 6' of the East-West Alley adjacent on the north side of Lots 7 and 8, all in Block 18 of the Jones & Windles Addition, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

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 its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____ 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

First reading: 11/16/2020
Second reading: 12/7/2020
Third reading: 12/21/2020
Publication Date: 12/30/2020

Meeting Date: 12/21/2020

Information

Subject

Final consideration of an Ordinance amending the recycling fees to account for the increase being implemented by Waste Management.

Information

The City has been notified by Waste Management that the recycling fee that is charged to the City of Indianola will be increasing by 10 cents per premises in their contract with the City on January 1, 2021.

In the past the City has reflectively increased the recycling fees according to the Waste Management increase. Therefore, staff is recommending that Council approves the ordinance to increase the recycling fee by 10 cents per customer.

Fiscal Impact

Attachments

Recycling Fee Ordinance

CITY OF INDIANOLA

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 106, COLLECTION OF SOLID WASTE, INDIANOLA CODE OF ORDINANCES TO INCREASE RECYCLING RATES

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

SECTION 1. Section 106.09, Recycling Program, is hereby amended in subsection 1 by deleting the stricken language and inserting the underlined language as follows:

1. Fee. The fee for recyclable collection and disposal service, used or available, is four dollars and sixtyseventy-five cents (\$4.765) per month for each residential premises.

SECTION 2. REPEALER. Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part thereof not adjudicated invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED by the Indianola City Council this _____ day of _____, 2020, and APPROVED this ____ day of _____, 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent
City Clerk/CFO

First Reading: 11/16/2020
Second Reading:
Third Reading:
Published:

Meeting Date: 12/21/2020

Information

Subject

Resolution approving a request for a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.

Information

Fiscal Impact

Attachments

Onstot Memorandum
Staff Report
Land Division Application
Plat of Survey
Resolution Approving Plat



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: December 11, 2020
Re: Resolution approving a request for a Plat of Survey for Chester Onstot located within two miles of the City of Indianola.

At its December 21st meeting, the City Council will be asked to approve a request from Chester Onstot for approval of a Plat of Survey that will create a new parcel. The proposed split is being done to facilitate the construction of a new residence in unincorporated Warren County.

At its meeting on December 8th, the Planning and Zoning Commission reviewed this request and, on an 8-0 vote, recommended the request be approved. The report submitted to the Planning and Zoning Commission, as well as the proposed plat of survey, are attached to this memo.

I will attend the December 21st Council meeting if you have any questions.





Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: December 8, 2020

Agenda Item: 7. B. Consider recommendation on request for approval of a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.

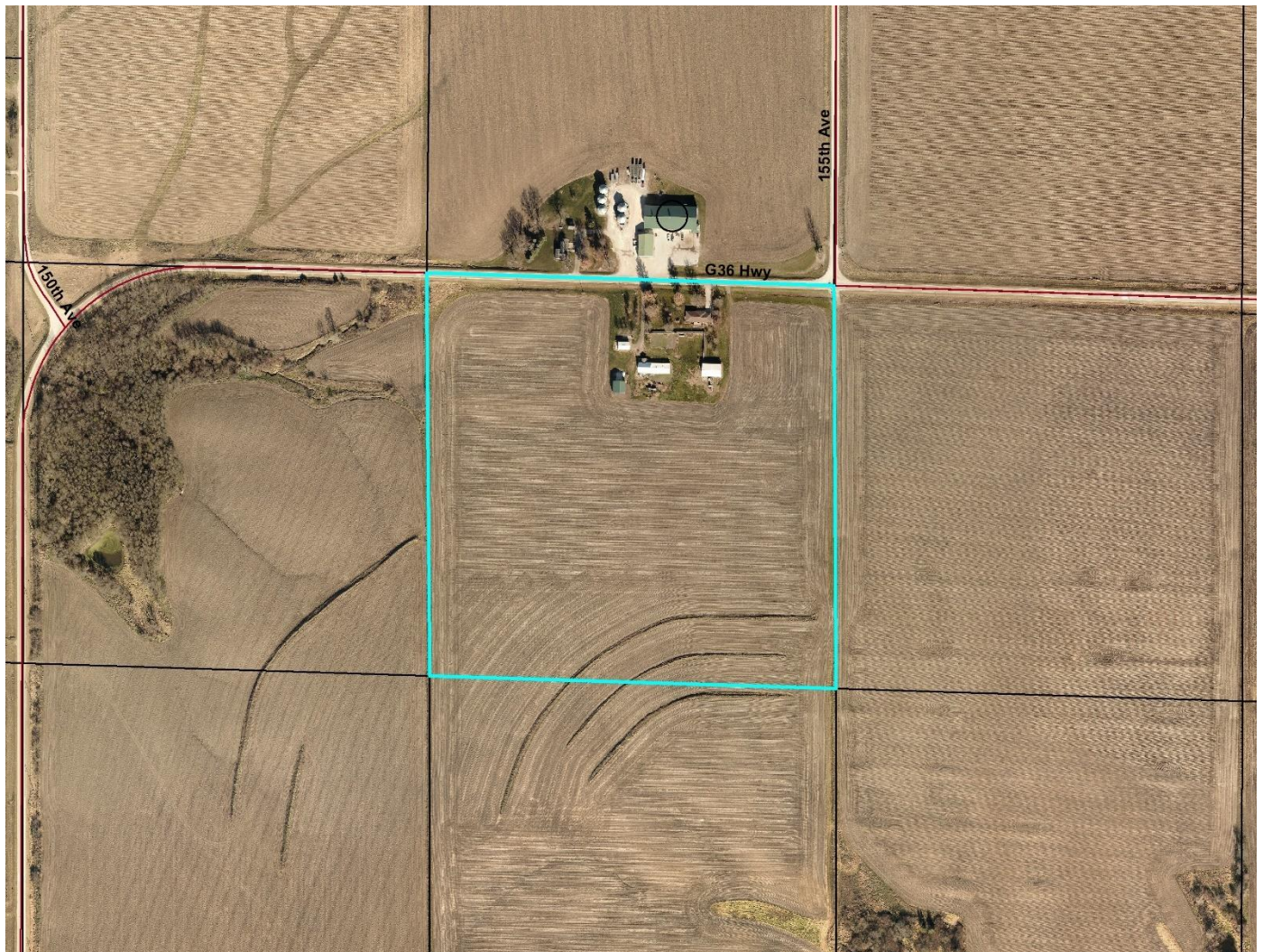
Application Type: Plat of Survey

Applicant: Greg Ross of Ross Land Surveying, Inc.

Comprehensive Plan Designation: Agriculture

Application Summary: Request for plat of survey approval to create Parcel A, 2 acres in size, for a future residential lot.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Chester Onstot currently owns a 40-acre tract of land located northeast of the City located at 15436 G36 Highway. This property contains a single-family dwelling with agricultural outbuildings. Mr. Onstot proposes to split a two-acre parcel off the 40-acre tract for the purpose of creating an additional buildable lot. As this site is not located within the City of Indianola, but is within two miles of the City, it falls under the review authority of the City. The comprehensive plan calls for this area as agriculture, and it is not within a growth priority area of the City. Letters were mailed to property owners within 200 feet of this property on November 24, 2020.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Onstot
(First Name) CHESTER
(Address) 15436 G36 Hwy, Indianola, Iowa
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 515-250-3601 (Email) DONTOT03@AOL.COM

APPLICANT (if not Property Owner)

(Last Name) ROSS LAND SURVEYING, INC
(First Name) GREG ROSS
(Address) PO BOX 336
(City) JOHNSTON (State) IA (Zip) 50131
(Phone) 515-254-2567 (Email) greg@rosslandsurveying.com

☒ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

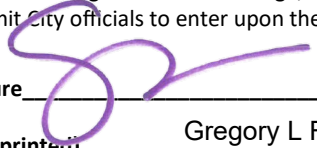
☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

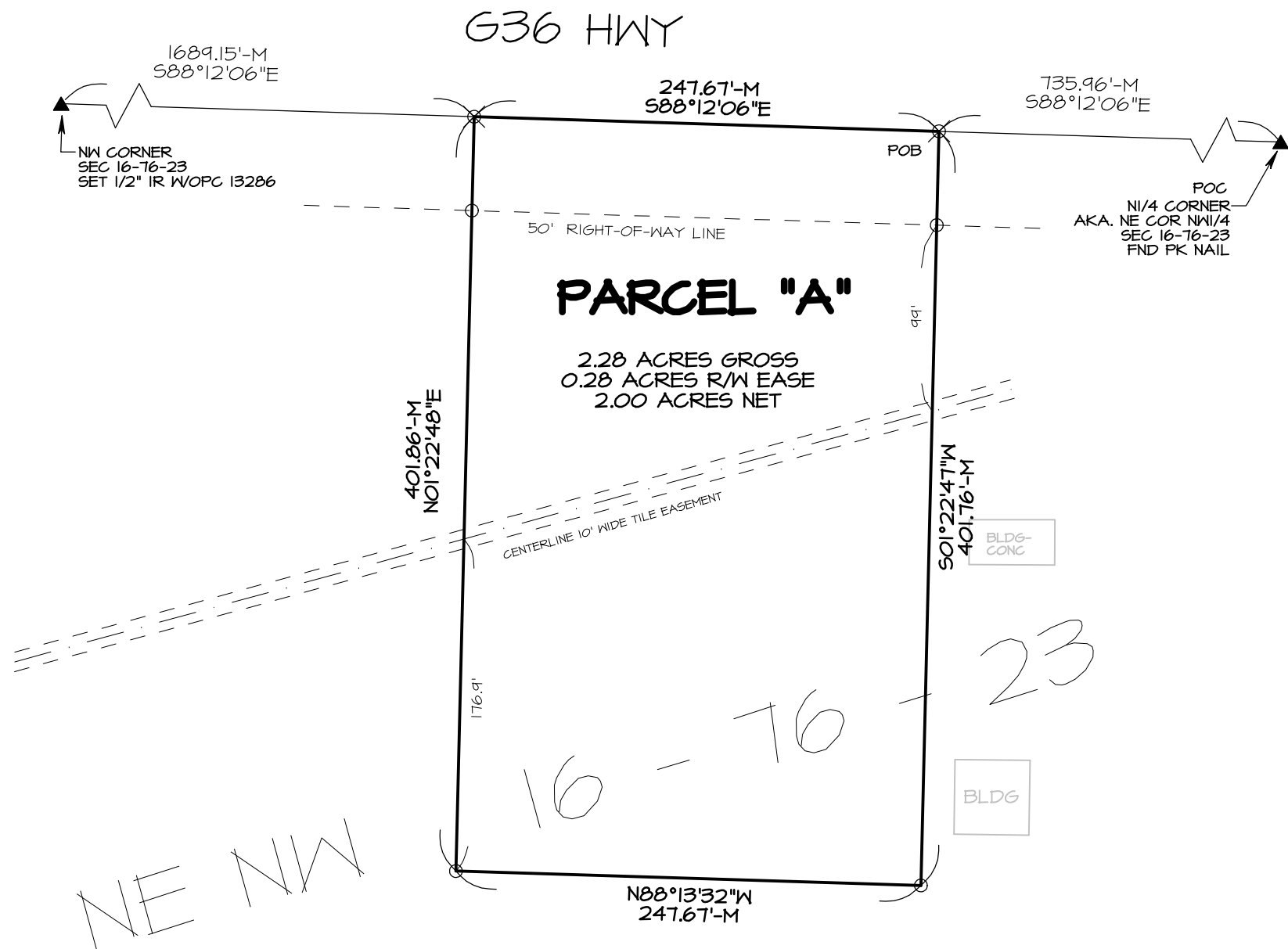
I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature 
Name (printed) Gregory L Ross

Date 11/10/20

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____
Receipt No: _____
Receipt Amount: _____



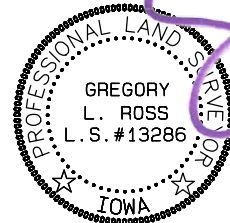
AREA ABOVE FOR RECORDATION ONLY

PLAT OF SURVEY

NE NW 16-76-23

LEGAL DESCRIPTION - PARCEL "A"

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 16, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH PM, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTH QUARTER CORNER, ALSO KNOWN AS THE NORTHEAST CORNER OF THE NW1/4 OF SAID SECTION 16, THENCE NORTH 88°12'06" WEST, ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 735.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°22'47" WEST, A DISTANCE OF 401.76 FEET; THENCE NORTH 88°13'32" WEST, A DISTANCE OF 247.67 FEET; THENCE NORTH 01°22'48" EAST, A DISTANCE OF 401.86 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE SOUTH 88°12'06" EAST ALONG SAID LINE, A DISTANCE OF 247.67 FEET TO THE POINT OF BEGINNING, ALL CONTAINING 2.28 ACRES, MORE OR LESS, AND SUBJECT TO A ROADWAY EASEMENT, CONTAINING 0.28 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD.

INDEX LEGEND		FIELD WORK DONE: NOV 2020 BEARINGS=SPCS 1A SOUTH ZONE REVISIONS:	 ROSS LAND SURVEYING Inc. PO Box 336, Johnston, Iowa 50131 PH 515 254 2567 rosslandsurveying.com	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.  Signed  Date 11/10/20 GREGORY L. ROSS, PLS Iowa License. No. 13286 My license renewal date is December 31, 2020 PAGES COVERED:	 ● --FOUND CORNER ○ --SET 1/2" IR with orange plastic cap #13286 ■ --CALCULATED CORNER ONLY ⊗ --CUT "X" ▲ --SECTION CORNER - IP/GP --IRON PIPE/GAS PIPE - IR --IRON ROD - M --MEASURED DISTANCE - R --RECORDED DISTANCE - W[Y]PC [#] --WITH [COLOR ABBREVIATION] PLASTIC CAP [SURVEYOR LICENSE NUMBER] GRAPHIC SCALE 1"=80'  0 80'	JOB NO. 7147 POS PLAT OF SURVEY FOR DOUG ONSTOT 15436 G36 HWY INDIANOLA IOWA IN SECTION NE NW 16-76-23 139
LOCATION:	WARREN COUNTY, IOWA NE NW SECTION 16, T76N, R23W					
REQUESTOR:	DOUG ONSTOT					
PROPRIETOR:	CHESTER RAY AND HELEN ONSTOT 15436 G36 HWY INDIANOLA, IOWA 50125					
SURVEYOR:	GREGORY L ROSS, IA PLS NO. 13286					
COMPANY:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131					
RETURN TO:	ROSS LAND SURVEYING, INC PO BOX 336, JOHNSTON, IA 50131					
INDEX LEGEND						

RESOLUTION NO. 2020-_____

**RESOLUTION APPROVING A REQUEST FOR A PLAT OF SURVEY FOR
CHESTER ONSTOT LOCATED WITHIN TWO MILES OF THE CITY OF
INDIANOLA**

WHEREAS, Greg Ross of Ross Land Surveying, Inc., on behalf of Chester Onstot, has submitted a Plat of Survey for parcels of land legally described as:

DESCRIPTION – PARCEL A:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NW1/4) OF SECTION 16, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH PM, WARREN COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER, ALSO KNOWN AS THE NORTHEAST CORNER OF THE NW1/4 OF SAID SECTION 16, THENCE NORTH 88°12'06" WEST, ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 735.96 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°22'47" WEST, A DISTANCE OF 401.76 FEET; THENCE NORTH 88°13'32" WEST, A DISTANCE OF 247.67 FEET; THENCE NORTH 01°22'48" EAST, A DISTANCE OF 401.86 FEET TO THE NORTH LINE OF SAID NW1/4; THENCE SOUTH 88°12'06" EAST ALONG SAID LINE, A DISTANCE OF 247.67 FEET TO THE POINT OF BEGINNING, ALL CONTAINING 2.28 ACRES, MORE OR LESS, AND SUBJECT TO A ROADWAY EASEMENT, CONTAINING 0.28 ACRES, MORE OR LESS, AND SUBJECT TO ANY OTHER EASEMENTS OR RESTRICTIONS OF RECORD; and

WHEREAS, this Plat of Survey is located in unincorporated Warren County, Iowa, but located withing two miles of the City of Indianola, Iowa; and

WHEREAS, the City of Indianola, Iowa has jurisdiction of such plats of survey pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances; and

WHEREAS, on December 8th, 2020 the Planning and Zoning Commission met and has submitted a recommendation to the City Council which approves the plat of survey; and

WHEREAS, pursuant to Indianola, Iowa Code of Ordinance Section 170.05(5), the Council must pass a resolution approving or rejecting the plat or survey; and

WHEREAS, the Council finds that all the requirements of the Indianola, Iowa Code of Ordinances regarding subdivision regulations and the plat of survey have been met.

NOW, THEREFORE, BE IT RESOLVED by the Indianola, Iowa City Council that the plat of survey submitted to the City of Indianola, Iowa by Greg Ross of Ross Land Surveying, Inc., on behalf of Chester Onstot is hereby approved.

Passed and approved at Indianola, Iowa this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 12/21/2020

Information
Subject

Prior and final approval on Urban Revitalization Designations.

Information

The following comprise a list of prior and final Urban Revitalization Designations. All paperwork is in order.

Prior:

Address	Property Use	Title Holder or Contract Buyer
805 E Trail Ridge Avenue	Residential	Steger Construction / Terry Wise
1601 W Scenic Valley Drive	Residential	Orton Homes LLC
2314 N 9th Court	Multi-Res	Steger Construction

Final:

Address	Property Use	Title Holder or Contract Buyer
1107 S O Street	Residential	Carlson Homes, LLC
1108 S O Street	Residential	Ground Breaker Homes
1206 S O Street	Residential	Wade Williams and Mallory Williams
1306 S L Street	Residential	Five Seven Enterprises / Eagle Homes
1601 N G Street	Residential	John and Christine O'Hair
1704 Detroit Place	Residential	Jerry's Homes Inc
1708 Detroit Place	Residential	Jerry's Homes Inc

Fiscal Impact
Attachments

No file(s) attached.

Meeting Date: 12/21/2020

Information

Subject

Resolution approving a Memorandum of Understanding with the General Union regarding vacation carryover amounts.

Information

Fiscal Impact

Attachments

Vacation Carryover Memorandum
Memorandum of Understanding
Resolution Approving Memorandum



— HUMAN RESOURCES DEPARTMENT —

To: Mayor and Council
From: Courtney Silliman, Human Resources Director
CC: Ryan Waller, City Manager
Date: December 10, 2020
Re: General Unit

The City of Indianola (“City”) and the Construction and Public Employee LiUNA Local 177 (“Union”) entered into a collective bargaining agreement for the period of July 1, 2020, through June 30, 2025,” (the “Contract”). The maximum vacation accrual amount for one pay period was 6.47 hours. The maximum vacation accrual amount is now 7.69 hours. The vacation carryover limit should reflect this change at 167.69. In order to avoid manual data entry for HR and Payroll the last biweekly pay period of the calendar year and to be consistent with the Employee Handbook, the update to the highest accrual rate needs implemented.

The City and Union have reached an agreement as to the interpretation of unused vacation leave and hours forfeited in excess of hours earned in the paragraph of “Unused Vacation Leave” contained in Article X. The unused vacation carryover limit is now 167.69 instead of 166.47. Up to 167.69 hours of vacation leave may be carried forward to a new year. All used vacation leave in excess of 167.69 hours if forfeited. Upon resignation, termination or change to a non-leave earning position, the employee vacation leave balance (accrued and not used) will be paid out to the employee by a lump sum payment provided in the case of a resignation, the employee has given the City a two (2) week notice. The payment will include any Holidays which fall in the projected leave period.

Human Resources recommends the City Council approve the updated vacation carryover in the Construction and Public Employee LiUNA Local 177 collective bargaining agreement.



**MEMORANDUM OF UNDERSTANDING BETWEEN
THE CONSTRUCTION & PUBLIC EMPLOYEES LIUNA LOCAL 177
AND
THE CITY OF INDIANOLA**

This Memorandum of Understanding is entered into on this ____ day of _____, 2020, by and between the City of Indianola ("City") and the Construction and Public Employee LiUNA Local 177 ("Union").

WHEREAS, City and Union entered into a collective bargaining agreement for the period of July 1, 2020, through June 30, 2025," (the "Contract"); and

WHEREAS, the Contract governs certain conditions of employment for members of the Union who are employed by City; and

WHEREAS, an issue has arisen concerning vacation leave contained in the Contract and the effect of certain language in the Contract; and

WHEREAS, this agreement clarifies the intent of vacation leave and hours forfeited in excess of hours earned in the paragraph of "Unused Vacation Leave" contained in Article X; and

WHEREAS, City and Union have reached an agreement as to the proper interpretation to be given to such language in the contract, which shall be—unless expressly revised or removed by mutual agreement of the parties—incorporated as set forth below into the Contract and any subsequent contracts negotiated between and entered into by City and Union; and

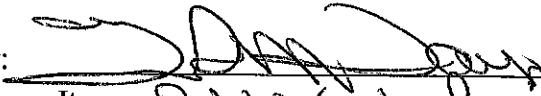
IT IS THEREFORE AGREED, by and between City and Union as follows:

1. The unused vacation carryover limit is now 167.69 instead of 166.47. Up to 167.69 hours of vacation leave may be carried forward to a new year. All used vacation leave in excess of 167.69 hours is forfeited. Upon resignation, termination or change to a non-leave earning position, the employee vacation leave balance (accrued and not used) will be paid out to the employee by a lump sum payment provided in the case of a resignation, the employee has given the City a two (2) week notice. The payment will include any Holidays which fall in the projected leave period.
2. Both parties acknowledge and represent that they are authorized to enter into this Agreement and that the terms and conditions are binding upon the parties, their officers, members, successors and assigns.
3. This interpretation shall be effective upon the execution of this Agreement and for all subsequent bargaining agreements or contracts entered into between City and Union.

THE CITY OF INDIANOLA

By: _____
Its: _____

**THE CONSTRUCTION & PUBLIC
EMPLOYEES LIUNA LOCAL 177**

By:  _____
Its: Public Sector Representative

* Transfer drivers are excluded from this Memorandum of Understanding.

City of Indianola
RESOLUTION NO 2020-

**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE GENERAL UNION
REGARDING VACATION CARRYOVER AMOUNTS**

WHEREAS, the City of Indianola (“City”) and the Construction and Public Employee LiUNA Local 177 (“Union”) entered into a collective bargaining agreement for the period of July 1, 2020, through June 30, 2025,” (the “Contract”); and

WHEREAS, an agreement is needed as to the interpretation of unused vacation leave and hours forfeited in excess of hours earned in the paragraph of “Unused Vacation Leave” contained in Article X; and

WHEREAS, the unused vacation carryover limit is now 167.69 hours and all unused vacation leave in excess of 167.69 hours will be forfeited; and

WHEREAS, the attached Memorandum of Understanding allows for the vacation carryover limit to be changed to 167.69 hours.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, that the attached Memorandum of Understanding between the City and the Union is hereby approved, and that the Mayor or City Manager is authorized to sign the agreement on behalf of the City.

Passed and approved this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Information

Subject

Resolution approving salaries.

Information

Fiscal Impact

Attachments

Resolution Approving Salaries

City of Indianola
RESOLUTION NO 2020-

RESOLUTION APPROVING SALARIES

This action sets salaries in accordance with the personnel management guide, union contract and seasonal salaries.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDIANOLA, IOWA:

Ross Marshall, Police Officer from PO Hire \$57,509.43/year to PO 1 \$60,535.72, effective December 6, 2020;

Tanner Ortlund, Police Officer from PO Hire \$57,509.43/year to PO 1 \$60,535.72, effective December 6, 2020;

Nicole Stewart, Police Officer from PO Hire \$57,509.43/year to PO 1 \$60,535.72, effective December 6, 2020;

Passed and approved this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent , City Clerk/CFO

Meeting Date: 12/21/2020

Information

Subject

Resolution appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization (DMMPO) and Central Iowa Regional Transportation Planning Alliance (CIRPTA).

Information

The Des Moines Area MPO is requesting its member governments to provide an update regarding their representatives to the Policy Committee and Technical Committee for Calendar Year 2021. Per the Des Moines Area MPO's 28 Agreement, the City of Indianola is entitled to one non-voting representative on the Policy Committee and one non-voting representative on the Technical Committee. In addition to designating primary representatives, the City also must designate alternative representatives to attend meetings in the case of a primary representative's absence.

Fiscal Impact

Attachments

Resolution Approving Appointment

City of Indianola
RESOLUTION NO 2020-

**RESOLUTION APPOINTING THE CITY OF INDIANOLA REPRESENTATION TO THE DES MOINES
METROPOLITAN PLANNING ORGANIZATION AND CENTRAL IOWA REGIONAL TRANSPORTATION
PLANNING ALLIANCE**

WHEREAS, the City of Indianola is a member of the Des Moines Metropolitan Planning Organization (DMMPO) and Central Iowa Regional Transportation Planning Alliance (CIRTPA); and

WHEREAS, the DMMPO requires a Resolution be adopted by the City Council to appoint representation for the City of Indianola for the DMMPO and CIRTPA.

NOW, BE IT RESOLVED BY THE INDIANOLA CITY COUNCIL to appoint the following as the City of Indianola representation to the MPO and CIRTPA:

MPO Policy

Primary: Pam Pepper
Alternate: Ryan Waller

Technical Committee:

Primary: Charlie Dissell
Alternate: Akhliesh Pal

CIRTPA TPC

Primary: Heather Hulen
Alternate: Ryan Waller

CIRTPA, TTC

Primary: Akhliesh Pal
Alternate: Charlie Dissell

Passed and Adopted this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 12/21/2020

Information

Subject

Consideration of the appointment of Kimberly Guilford to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2022.

Information

Roll call is in order.

Fiscal Impact

Attachments

Guilford Application and Biography



DEC 07 2020

INDIANOLA, IOWA

City Clerk / Finance Office

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov

515-961-9410 phone • 515.961.9402 fax

VOLUNTEER APPLICATION FORM TO SERVE ON A CITY BOARD AND COMMISSION

There are numerous Boards and Commissions to advise the City Council. Appointments are approved at a Council meeting when terms have expired or vacancies occur.

To be considered, interested individuals must be Indianola residents. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interest citizens. The City of Indianola desires to have diverse representation on the Boards and Commissions to reflect the age, race/ethnicity and gender of the Indianola community. All appointments are made during the City Council meetings that take place on the first and third Monday.

*Interested residents must complete and submit this form along with a resume or bio to the City Clerk Office:
via email to CityClerk@indianolaiowa.gov or by mail at 110 N. 1st Street, Indianola, IA 50125*

PERSONAL INFORMATION

NAME:	Kimberly Guilford				
STREET ADDRESS:	903 N C Street				
CITY:	Indianola	STATE:	IA	ZIP:	50125
EMAIL:	kimberly.guilford@edwardjones.com				
HOME PHONE:		CELL PHONE:	515-619-2401	WORK PHONE:	515-962-1949
GENDER:	Female	AGE (OPTIONAL):	55	RACE (OPTIONAL):	White

☐ **BOARD OF ADJUSTMENT / APPEALS**

meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.

☐ **CIVIL SERVICE COMMISSION**

meets on call. The commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The commission consists of three members that serve 4-year terms.

☐ **HOMETOWN PRIDE COMMITTEE**

meets once a month. The committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2 year terms.

☐ **IMU BOARD OF TRUSTEES**

meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.

☐ **LIBRARY BOARD OF TRUSTEES**

meets the second Tuesday of the month at 5:30 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures and rooms and personnel. The Board consists of seven members serving 6-year terms.

☐ **MEMORIAL AQUATIC CENTER COMMISSION**

meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.

☐ **PARK & RECREATION COMMISSION**

meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The commission consist of six members serving 3-year terms.

☐ **PLANNING & ZONING COMMISSION**

meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The commission consists of 9 members who serve 5-year terms. This Commission is appointed by the City Council.

☐ **SUSTAINABILITY COMMITTEE**

This committee reviews options to become a more "green" community and reduce the city's carbon footprint.

☒ **Fine Art & Beautification Commission**

This committee is comprised of 9 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community.

My name is Kim Guilford and I am an Edward Jones Financial Advisor in Indianola. I enjoy using my skills to contribute to my clients' financial well being. I am a graduate of Simpson College and long-time resident of Indianola.

I have most recently completed my term as a director on the Indianola Area Dollars for Scholars board. I enjoy gardening, collecting art, historical architecture, design and tennis.

I graduated from Indianola High School in 1984 and graduated from Simpson College in 1988. I have been with Edward Jones since August of 1998; first as a Branch Office Administrator then transitioning into the Financial Advisor role. My office relocated in April of 2019 near the northwest corner of the Indianola Square. I have lived at 903 North C Street since August of 2014. Prior to my current address I lived for 17 years on a small acreage just outside the city limits.

Meeting Date: 12/21/2020

Information

Subject

Consideration of the appointment of Dan Anderson to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2023.

Information

Roll call is in order.

Fiscal Impact

Attachments

Anderson Application

Anderson Resume



City Clerk / Finance Office

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

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PERSONAL INFORMATION

NAME:	Dan Anderson				
STREET ADDRESS:	803 North W St				
CITY:	Indianola	STATE:	IA	ZIP:	50125
EMAIL:	dannsuzanne@msn.com				
HOME PHONE:		CELL PHONE:	515-961-0305	WORK PHONE:	
GENDER:	Male	AGE (OPTIONAL):	48	RACE (OPTIONAL):	Caucasian

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		☒ Fine Art & Beautification Commission This committee is comprised of 9 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community.

Daniel T. Anderson

803 North W St, Indianola, IA 50125 | (515) 961-0305 | dannsuzanne@msn.com

Work History

CORTEVA AGRISCIENCE | SOFTWARE DEVELOPMENT MANAGER | 2020-PRESENT

- Lead 12 software developers in creating software to support research and development operations.

IOWA STUDENT LOAN | TECH LEAD | 2017-2020

- Create and maintain websites and systems to support and inform students, parents, lenders, and colleges in their use of student loans.

ARAG INSURANCE | TECH LEAD | 2009-2017

- Provided technical and personal leadership to teams of software developers. Created and maintained websites used by internal and external customers researching and utilizing legal insurance.

BERKLEY TECHNOLOGY SERVICES | SENIOR DEVELOPER/TEAM LEAD | 2007-2009

- Provided technical and personal leadership to a small business unit supporting a website that integrated with a vendor back-end providing workers compensation insurance policies.

NATIONWIDE INSURANCE | DEVELOPER | 1999-2007

- Served as developer supporting agricultural claims application. Also supported mainframe auto policy system. Served as Team Lead for technical training team.

WEST DES MOINES COMMUNITY SCHOOL DISTRICT | CHOIR DIRECTOR | 1997-1999

- Direct 2 curricular choirs in addition to 2 jazz choirs, chamber choir, and show choir.

BLOOMINGTON COMMUNITY SCHOOLS | MUSIC TEACHER | 1996-1997

- Direct band, choir, and orchestra. Teach music classes in fine arts magnet middle school.

MASON CITY COMMUNITY SCHOOL DISTRICT | MUSIC TEACHER | 1994-1996

- Teach general music classes and direct choir.

Daniel T. Anderson

803 North W St, Indianola, IA 50125 | (515) 961-0305 | dannsuzanne@msn.com

Related Experience

INDIANOLA MUSIC BOOSTERS | TREASURER | 2016-2020

- Served as treasurer to 501(c)(3) non-profit organization supporting music education in the Indianola School District. Responsibilities included accounts payable, monthly financial reports, tax filings, and bank account management.

INDIANOLA GIRLS FASTPITCH ASSOCIATION | BOARD MEMBER | 2012-2014

- One of founding members of association that organizes softball teams for Indianola girls. Created website and was responsible for member communications.

INDIANOLA CONCERT ASSOCIATION | BOARD MEMBER | 2009-2012

- Served on board of association responsible for bringing live music events to Indianola. Primary responsibility was publicity. Created and maintain website.

REDEEMER LUTHERAN CHURCH | CHOIR DIRECTOR | 2001-2004, 2012-2014

INDIANOLA FIRE DEPARTMENT | FIREFIGHTER/EMT | 2001-2008

Education

WARTBURG COLLEGE

- Bachelor of Music Education degree

DRAKE UNIVERSITY

- Masters of Business Administration coursework

References

ANITA CHRISTENSEN | PAST PRESIDENT | INDIANOLA MUSIC BOOSTERS

- (515) 778-0371
- anitachristensen42@gmail.com

KAREN LANGSTRAAT | MEMBERSHIP CHAIR | INDIANOLA CONCERT ASSOCIATION

- (515) 961-6914
- klang5@msn.com

NATHAN POE | TECH LEAD | ARAG INSURANCE

- (515) 661-1933
- portal2poe@yahoo.com

Meeting Date: 12/21/2020

Information

Subject

Consideration of the re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021.

Information

Roll call is in order.

Fiscal Impact

Attachments

Koonce Application

Koonce Resume



City Clerk / Finance Office

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

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PERSONAL INFORMATION

NAME:	Kerry Koonce				
STREET ADDRESS:	706 S. Buxton St.				
CITY:	Indianola	STATE:	IA	ZIP:	50125
EMAIL:	kerrykoonce73@gmail.com				
HOME PHONE:		CELL PHONE:	515-490-9017	WORK PHONE:	
GENDER:	F	AGE (OPTIONAL):	47	RACE (OPTIONAL):	W

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Kerry Koonce

706 South Buxton | Indianola, IA 50125 | koonce50125@mediacombb.net | 515-490-9017 | linkedin.com/in/kerrykoonce

COMMUNICATIONS, MARKETING & PUBLIC AFFAIRS LEADER

Dynamic, creative and hardworking communications, marketing and public affairs leader with years of experience in the nonprofit and government arena. Skilled as it relates to leveraging public relations and cross-cultural team management acumen to excel in fast-paced environments. High-energy and results-oriented with an entrepreneurial mindset. Thrive independently and as a team member. Now seeking a Director role with an innovative organization that welcomes the contributions of an experienced professional.

CORE COMPETENCIES

Communications, Charitable Giving, Public Relations, Fundraising, Marketing Campaigns, Team Builder, Strategic Planning, Leadership, Event Planning, Crisis Response, Government Relations Corporate Relations, Project Management, Persuasive Forward Thinking, Leadership, Media Coaching, Adobe Suite, Microsoft Office, Microsoft Project, Social Media, CRM Tools, Drupal Content Management, HRIS Systems

EXPERIENCE

Director of External Affairs | CENTRAL IOWA POWER COOPERATIVE, 2015 – PRESENT

- Execute comprehensive marketing and communications programs for CIPCO's member organizations and lead related training
- Create, manage and measure customized digital marketing campaigns
- Developed and now enforce CIPCO's first crisis communications plan, including C-suite leadership, coordinated media responses and yearly table-top exercises
- Create and monitor annual content and communications calendars for the organization and member cooperatives
- Manage printing and publishing with outside vendors; work to secure competitive prices
- Assess energy market data to prepare talking points on new issues and devise target marketing campaigns
- Guide the development of CIPCO's new intranet system in Microsoft SharePoint
- Write and edit marketing brochures, newsletters and print ads, along with speeches, presentation, press releases and editorials
- Deliver vital communications support to CIPCO's board including writing annual reports and yearly legislative pieces
- Act as the foremost contact regarding CIPCO's annual charitable giving, done in accordance with organizational objectives
- Manage CIPCO's spring and fall Legislative Fly-in Programs to Washington DC, including Congressional meeting development, board director training and talking point/material development.
- Develop and guide media events, open houses for new generation facilities, generation site tours and annual meetings
- Serve as the organization's dedicated legislative contact for state and federal issues; also lead the Public Policy Committee and select/manage contract lobbyists
- Forge lasting relationships with state and federal legislators, staff, state business leaders and industry professionals to support the organizational mission
- Review and interpret new energy legislation and policy affecting the state and particularly the co-op system

Communications & Labor Market Information Director | IOWA WORKFORCE DEVELOPMENT, 2005 – 2015

- Coordinated a statewide marketing and communications program for the agency, spanning 55 field offices in total
- Analyzed market research data to use for strategy development and ROI tracking purposes
- Worked as the agency's spokesperson, including handling crisis communication issues
- Measured the efficacy of IWD's press releases and media placement; played a key role in revising branding and co-branding standards related to media placement and press relations
- Provided full-scale communications and marketing support to the IWD State Board and the Employers' Council of Iowa Advisory Board; also created marketing pieces, speeches, presentation, press releases and editorials
- Worked as the content management Team Lead, including crafting content for the second largest website in state government
- Managed the agency's web presence; analyzed and reviewed web metrics

IOWA WORKFORCE DEVELOPMENT (Continued)

- Coordinated a million-dollar web site redesign project which resulted in a customer centric site based on user-testing and experiences.
- Launched the agency's social media presence on Twitter, Facebook and YouTube
- Organized departmental foundation efforts; secured more than \$50K donations for public/private initiatives
- Maintained excellent relationships with statewide community groups, stakeholders, customers and media outlets
- Developed database marketing efforts and a customer tracking tool, the latter for managing customer issues
- Fulfilled open records requests as dictated by Iowa law
- Managed the Customer Service Team in handling over 1K daily calls for unemployment, field services, labor services, Workers' Compensation claims, unemployment appeals and other topics of interest
- Authored, reviewed and managed grant proposals and foundation expenses
- Coordinated the First Lady's Conference on Solutions to Poverty and the annual Workforce Conference consisting on multi-tracks and keynote speakers for 350 attendees
- Developed and managed Skilled Iowa public/private events, both statewide and regional, to promote workforce issues
- Coordinated joint efforts between the state and the national labor market to hold information programs
- Created new LMI products that best aligned with customer needs
- Ensured the integrity of statewide data; advocated for new data usage concepts to the U.S. Department of Labor
- Attended and presented at national conferences related to LMI products and services
- Coordinated, monitored and verified all U.S. Department of Labor reports with the utmost in attention to detail
- Organized and handled spending for a \$22M budget stemming from federal, state and grant funding streams
- Served as a lead member of the agency's Strategic Planning and Continuity of Operations Teams
- Supervised, guided and mentored a staff of 45, leading by example at all times
- Functioned as the Director's designated voting alternate on the Governor's STEM Initiative
- Served as the agency's legislative liaison for state and federal issues including drafting and presenting potential legislation and administrative rules
- Interpreted new and revised legislation and administrative rules; also wrote and edited pending legislation
- Guided legislative proposals through the process to garner vital support for agency initiatives

Director, Marketing & Communications, PLANNED PARENTHOOD OF GREATER IOWA, 2004 – 2005

- Oversaw all corporate communication and marketing operations, along with functions across 18 centers; directly supervised a team of four and another four indirectly
- Developed the organization's first comprehensive marketing plan with strategic 1, 5 and 10-year goals
- Led internal public relations and media training for C-suite and board directors
- Assessed the efficacy of advertising to determine future market placement
- Spearheaded the development of a highly effective employee recognition program for internal team members

EARLIER ROLES

Marketing Manager IV, Iowa Department of Economic Development, 1998 – 2004

Coordinator, Prospect Managers & Center, 1996 – 1998

EDUCATION & CREDENTIALS

Certification, Cooperative Communicator, NRECA, 2015

Bachelor of Science, Political Science-Economics & Communications, Drake University

Certification, Public Manager, Drake University

COMPUTER SKILLS

- Microsoft Office
- Microsoft SharePoint
- Microsoft Planner
- Adobe Creative Suite
- CRM Systems

Meeting Date: 12/21/2020

Information

Subject

Consideration of the re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024.

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/21/2020

Information

Subject

Consideration of the re-appointment of Kate Walton to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021.

Information

Roll call is in order.

Fiscal Impact

Attachments

Walton Application

Walton Biography



City Clerk / Finance Office

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PERSONAL INFORMATION

NAME:	Kate Walton				
STREET ADDRESS:	1027 Angela Drive				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	kate0119@gmail.com				
HOME PHONE:		CELL PHONE:	515-664-7457	WORK PHONE:	
GENDER:	Female	AGE (OPTIONAL):	48	RACE (OPTIONAL):	White

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Jackie Raffety

From: Kate Walton <kate0119@gmail.com>
Sent: Thursday, December 3, 2020 11:06 AM
To: CityClerk; Jackie Raffety
Cc: Doug Bylund
Subject: Fwd: Parks and Recreation Commission - Kate Walton
Attachments: Scan Dec 3, 2020 at 10.50 AM.pdf; ATT00001.htm

Jackie-

Thank you for the opportunity to submit my application to to serve a second term on the Indianola Parks and Recreation Commission. I have enjoyed serving on the Commission and would be pleased to be reappointed.

I live in Indianola with my husband, John Moorlach and two daughters. Ava is senior at Indianola High School and Amelia is an 8th grader at the Middle School. I am a partner in the government affairs firm, Eide • Walton and work at the Capitol during the legislative season. In addition to serving on the Parks and Recreation Commission, I chair the Board of the Indianola Park Friends. I am an avid runner and user of Indianola's parks and trails.

Please let me know if you need any additional information.

Sincerely,

Kate Walton

Meeting Date: 12/21/2020

Information

Subject

Consideration of the re-appointment of Kate Walton to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024.

Information

Roll call is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/21/2020

Information

Subject

Resolution adopting the Trail Master Plan.

Information

Roll call is in order.

Fiscal Impact

Attachments

Trail Plan Memorandum

Trail Prioritization

Indianola Trails Map 2020

2019 Trails Master Plan Update

2020 CIP Trail Master Plan

Resolution Adopting Plan



— Parks and Recreation —

December 16, 2020

To: Honorable Mayor Pepper and City Council

Cc: Ryan Waller, City Manager
Andy Lent, Director of Finance

From: Doug Bylund, Parks and Recreation Director

Subject: Trail Master Plan

Staff has been working with Snyder & Associates to update the Trail Master Plan that was first completed in 2008. In 2017, the Parks and Recreation Commission also set priority trail areas according to the 2011 City Comprehensive plan. The attached Trail Prioritization Plan was used for guidance along with public input to develop this proposed Trail Master Plan.

These following 4 guiding principles were used in the development process.

1. Make Indianola more walkable.
2. Connect to schools and public spaces.
3. Provide opportunities for recreation.
4. Regional connections outside of Indianola.

Snyder & Associates also included updated cost estimates for these trail priority sections that will be used for budget planning and researching alternative methods of funding including grants.

The most recent trail projects on East Hillcrest Avenue and the Phase 2 of the Jerry Kelley Trail had been identified as top priority trail sections. The completion of the Hillcrest Trail from Highway 65 to North 4th Street and moving the Jerry Kelley Trail sections along Iowa Avenue off the street and extending the McVay Trail are included in the FY22-FY25 Capital Improvement Plan.

Attached is the Updated Trail Master Plan in a map form as well as a simplified version that shows the current trail sections and proposed trail development areas. Also included in the plan are the Cost estimates developed by Snyder & Associates and the guiding principles approved by the Parks and Recreation Commission in 2017.

Staff recommendation is for the City Council to adopt the Trail Master Plan.

Indianola Parks and Recreation Trail Prioritization Plan

A strategic focus area of the City Council is Quality of Life and specifically to promote construction/expansion of trails.

2011 Comprehensive Plan Update – Chapter 5

- Trails are now an amenity that people look for when choosing a new community in which to live. The benefits of trails to citizens include recreation, health and fitness, transportation, economic development, greenway conservation, environmental education, and enhanced community image.
- Regional trails are planned to extend west along Highway 92 to the Great Western Trail and south to Ahquabi State Park. In addition, a trail network is planned to interconnect parks; these trails will run along greenways where possible. This network will be augmented with bike lanes through existing developed area, including Simpson College. Where bike lanes are not feasible, shared use roadways are planned.
- Trail recommendations from Comp Plan Update
 - Continue to expand on the variety of types of park facilities being constructed
 - Continue to construct trail segments in conformance with 2008 Trails Master Plan
 - Expand trail network into growth areas
 - Acquire Recreation Trail Easements as development occurs
 - Consider adoption of a park land dedication ordinance
 - Develop a long-term Capital Improvements Program for park improvements

Utilizing the Comprehensive Plan Update and the 2008 Trails Master Plan, trail priority areas were set according to the following framework of guidelines;

1. Make Indianola more walkable.
2. Connect to schools and public spaces.
3. Provide opportunities for recreation.
4. Regional connections outside of Indianola.

Trail Section Priorities

1. Hillcrest Avenue from Summerset Trail to YMCA
2. Jerry Kelley Phase 2 – Connect Memorial Park to Wilder School to Activity Center (Area 1)
3. Southwest Loop – Warren County Fairgrounds to McCord park to Downey Park (Area 6)
4. Southeast Loop – Downey Park to DeNelsky Park to Middle School (Area 4)
5. Connect to National Balloon Classic (Area 7)
6. Hwy 65/69 to North Sewer Plant to Kenwood (Areas 2 & 3)
7. South central Loop – South Park to West 17th Street (Area 5)
8. Connect segments along Highways 92 and 65/69

Parks and Recreation Commission Adopted: October 11, 2017

City of Indianola
TRAIL SYSTEM

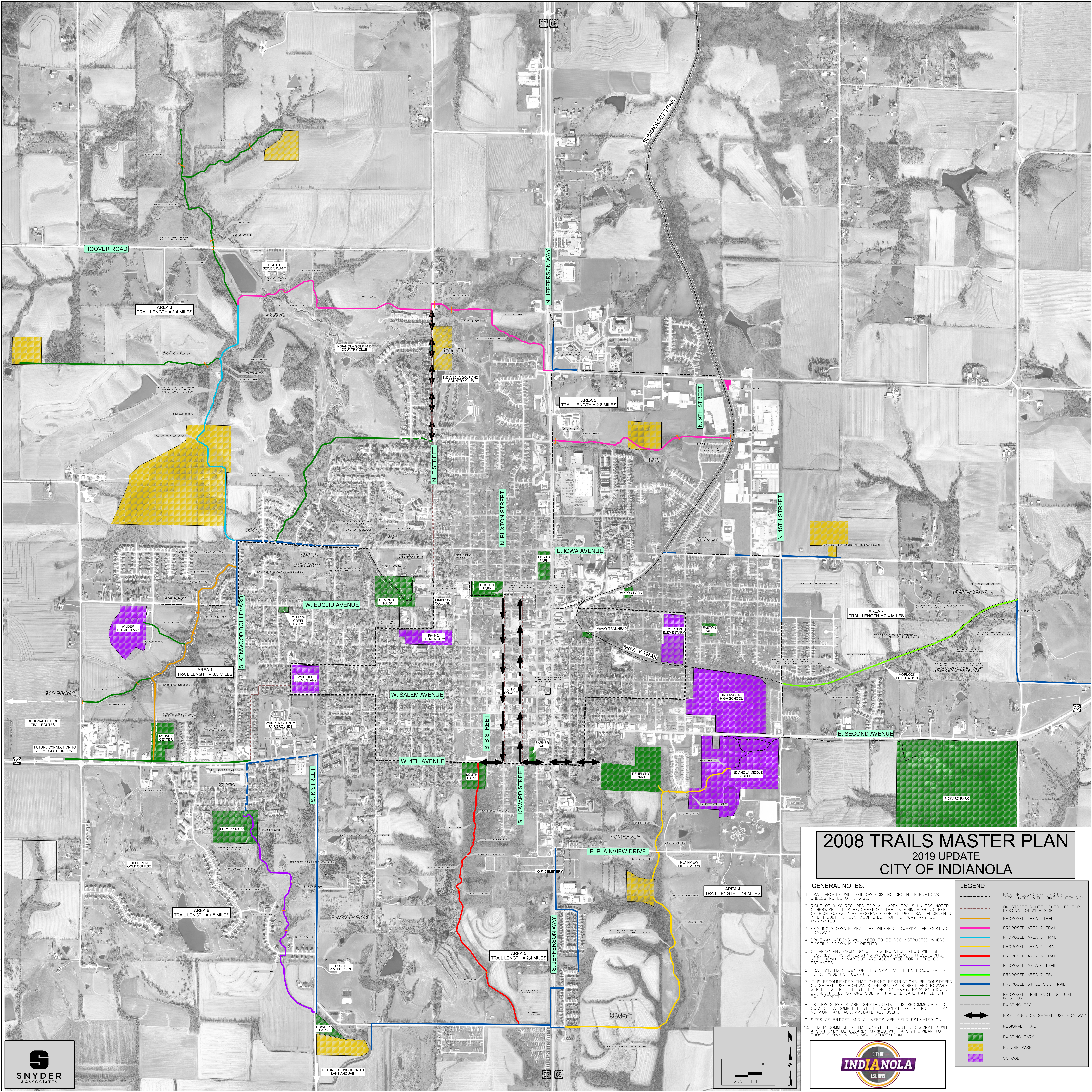
PROPOSED NORTHWEST TRAIL LOOP

SUMMERSET TRAIL TO
CARLISLE 11 MILES



NORTH





2008 TRAILS MASTER PLAN 2019 UPDATE CITY OF INDIANOLA

- GENERAL NOTES:**
1. TRAIL PROFILE WILL FOLLOW EXISTING GROUND ELEVATIONS UNLESS NOTED OTHERWISE.
 2. RIGHT-OF-WAY REQUIRED FOR ALL AREA TRAILS UNLESS NOTED OTHERWISE. IT IS RECOMMENDED THAT A MINIMUM OF 30 FEET OF RIGHT-OF-WAY BE RESERVED FOR FUTURE TRAIL ALIGNMENTS. IN DIFFICULT TERRAIN, ADDITIONAL RIGHT-OF-WAY MAY BE WARRANTED.
 3. EXISTING SIDEWALK SHALL BE WIDENED TOWARDS THE EXISTING ROADWAY.
 4. DRIVEWAY APRONS WILL NEED TO BE RECONSTRUCTED WHERE EXISTING SIDEWALK IS WIDENED.
 5. CLEARING AND GRUBBING OF EXISTING VEGETATION WILL BE REQUIRED THROUGH EXISTING WOODED AREAS. THESE LIMITS NOT SHOWN ON MAP BUT ARE ACCOUNTED FOR IN THE COST ESTIMATES.
 6. TRAIL WIDTHS SHOWN ON THIS MAP HAVE BEEN EXAGGERATED TO 30' WIDE FOR CLARITY.
 7. IT IS RECOMMENDED THAT PARKING RESTRICTIONS BE CONSIDERED ON SHARED USE ROADWAYS. ON BUXTON STREET AND HOWARD STREET, WHERE THE STREETS ARE ONE-WAY, PARKING SHOULD BE RESTRICTED ON ONE SIDE WITH A BIKE LANE PAINTED ON EACH STREET.
 8. AS NEW STREETS ARE CONSTRUCTED, IT IS RECOMMENDED TO CONSIDER A COMPLETE STREET CONCEPT TO EXTEND THE TRAIL NETWORK AND ACCOMMODATE ALL USERS.
 9. SIZES OF BRIDGES AND CULVERTS ARE FIELD ESTIMATED ONLY.
 10. IT IS RECOMMENDED THAT ON-STREET ROUTES DESIGNATED WITH A SIGN ONLY BE CLEARLY MARKED WITH A SIGN SIMILAR TO THOSE SHOWN IN TECHNICAL MEMORANDUM.

LEGEND	
	EXISTING ON-STREET ROUTE (DESIGNATED WITH "BIKE ROUTE" SIGN)
	ON STREET ROUTE SCHEDULED FOR DESIGNATION WITH SIGN
	PROPOSED AREA 1 TRAIL
	PROPOSED AREA 2 TRAIL
	PROPOSED AREA 3 TRAIL
	PROPOSED AREA 4 TRAIL
	PROPOSED AREA 5 TRAIL
	PROPOSED AREA 6 TRAIL
	PROPOSED AREA 7 TRAIL
	PROPOSED STREETSIDE TRAIL
	PROPOSED TRAIL (NOT INCLUDED IN STUDY)
	EXISTING TRAIL
	BIKE LANES OR SHARED USE ROADWAY
	REGIONAL TRAIL
	EXISTING PARK
	FUTURE PARK
	SCHOOL





PRIORITY TRAIL IMPROVEMENTS

LEGEND	
	Under Construction as of Summer 2019
	Alternate Route Not Considered in Tot. Cost

2020 CAPITAL IMPROVEMENTS PLAN
THROUGHOUT CITY LIMITS
INDIANOLA, IOWA
119.0039.01

PROJECT ATTRIBUTES			PROJECT COSTS (IN FY 2020 DOLLARS)				FUNDING		FISCAL YEAR DISTRIBUTION				
IDENTITY	DESCRIPTION	PRIORITY	CONSTRUCTION	ENGINEERING / LEGAL	RIGHT OF WAY / EASEMENTS	TOTAL	FUNDING SOURCE	FUNDING AMOUNT	FY 2021	FY 2022	FY 2023	FY 2024	UNMET NEED (IN 2025 DOLLARS)
TR-1	Hillcrest Avenue Trail Improvements		\$ 308,000.00	\$ 46,000.00	\$ 11,000.00	\$ 365,000.00	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1A	Along Hillcrest from N 6th Street to N 9th Street	1				\$ -							
1B	Jefferson Way to N 4th	1	\$ 86,000.00	\$ 10,000.00		\$ 96,000.00			\$ 96,000.00				
1C	Trail Head at Summerset Crossing	2	\$ 222,000.00	\$ 36,000.00	\$ 11,000.00	\$ 269,000.00							
TR-2	Iowa Avenue Reconstruction - Trail	1	\$ 177,000.00	\$ 28,500.00		\$ 205,500.00	TOTAL	\$ -	Included in street	\$ -	\$ -	\$ -	\$ -
	Trail specific costs isolated from full corridor costs.												
TR-3	15th Street Trail Extension	2	\$ 139,000.00	\$ 20,000.00		\$ 159,000.00	TOTAL	\$ 63,600.00	\$ 159,000.00	\$ -	\$ -	\$ -	\$ -
	Extending trail along E side of 15th. 40% of trail assessable.						SW Assessment						
TR-4	Jerry Kelley Phase 2		\$ 1,153,000.00	\$ 230,000.00	\$ 65,200.00	\$ 1,448,200.00	TOTAL	\$ -	\$ 123,200.00	\$ 290,000.00	\$ -	\$ -	\$ 1,035,000.00
4A	Memorial Park to Iowa Ave	1				\$ -							
4B	Along Iowa Ave from Kenwood to Steven Ct.	1	\$ 290,000.00	\$ 58,000.00	\$ 65,200.00	\$ 413,200.00			\$ 123,200.00	\$ 290,000.00			
4C	Along Kenwood from Iowa to Euclid	3	\$ 200,000.00	\$ 40,000.00		\$ 240,000.00							
4C Alt	Cross country from Kenwood to Euclid	3	\$ 305,000.00	\$ 60,000.00		\$ 365,000.00							
4D	Cross Country from Euclid to Activity Center	2	\$ 558,000.00	\$ 112,000.00		\$ 670,000.00							
TR-5	Southwest Loop		\$ 1,183,000.00	\$ 189,000.00	\$ 6,500.00	\$ 1,378,500.00	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5A	Along South P Street from 92 to McCord	3	\$ 156,000.00	\$ 25,000.00	\$ 5,500.00	\$ 186,500.00							
5B	Along IA 92 from P to K	2	\$ 250,000.00	\$ 40,000.00	\$ 1,000.00	\$ 291,000.00							
5C	Along South K from 92 to Downey	2	\$ 777,000.00	\$ 124,000.00		\$ 901,000.00							
5C Alt	Cross Country from McCord to Downey	3	\$ 820,000.00	\$ 164,000.00		\$ 984,000.00							
TR-6	Southeast Loop		\$ 1,977,000.00	\$ 316,000.00	\$ 24,000.00	\$ 2,317,000.00	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6A	Along 17th from Downey to Jefferson Way	3	\$ 696,000.00	\$ 111,000.00		\$ 807,000.00							
6B	Cross Country from Jefferson Way to DeNelsky	3	\$ 1,019,000.00	\$ 163,000.00		\$ 1,182,000.00							
6B Alt	Grade Separation at Jefferson Way	3	\$ 700,000.00	\$ 140,000.00	\$ 24,000.00	\$ 864,000.00							
6C	Cross Country from DeNelsky to Middle School	2	\$ 262,000.00	\$ 42,000.00		\$ 304,000.00							
TR-7	McVay Connection to Memorial Balloon Field		\$ 1,189,000.00	\$ 190,000.00	\$ 178,750.00	\$ 1,557,750.00	TOTAL	\$ -	\$ -	\$ -	\$ 382,000.00	\$ 178,750.00	\$ 997,000.00
7A	Along Rail Grade from 15th to Morlock	1	\$ 329,000.00	\$ 53,000.00		\$ 382,000.00					\$ 382,000.00		
7B	From Morlock to 150th Ave	1	\$ 407,000.00	\$ 65,000.00	\$ 178,750.00	\$ 650,750.00						\$ 178,750.00	
7C	From 150th to Spectator Area	3	\$ 453,000.00	\$ 72,000.00		\$ 525,000.00							
TR-8	North Loop		\$ 2,951,000.00	\$ 473,000.00		\$ 3,424,000.00	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8A	Cross Country from Kenwood to north limit of	3	\$ 480,000.00	\$ 77,000.00		\$ 557,000.00							
8B	Cross Country from City property to Sewer Plant	3	\$ 834,000.00	\$ 133,000.00		\$ 967,000.00							
8C	Cross Country from Sewer Plant to Country	3	\$ 475,000.00	\$ 76,000.00		\$ 551,000.00							
8D	Cross Country from Country Club Blvd to	3	\$ 617,000.00	\$ 99,000.00		\$ 716,000.00							
8E	Cross Country from Jeff. to Summerset Trail	2	\$ 545,000.00	\$ 88,000.00		\$ 633,000.00							
TR-9	South Central Loop		\$ 1,160,000.00	\$ 230,000.00		\$ 1,390,000.00	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	West 17th Street north to South Park	3											
TR-10	Highway Segments		\$ 691,000.00	\$ 110,000.00		\$ 801,000.00	TOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10A	Along Jeff. from Trail Ridge to Hillcrest	1	\$ 311,000.00	\$ 50,000.00		\$ 361,000.00							
10B	Along Jeff. from E 12th to Plainview	3	\$ 179,000.00	\$ 28,000.00		\$ 207,000.00							
10C	Along Jeff. From E 14th to E 12th	3	\$ 201,000.00	\$ 32,000.00		\$ 233,000.00							

City of Indianola
RESOLUTION NO 2020-

RESOLUTION ADOPTING THE TRAIL MASTER PLAN

WHEREAS, the City of Indianola ("City") first completed the Trail Master Plan in 2008; and

WHEREAS, the Parks and Recreation Commission set priority trail areas according to the City Comprehensive Plan; and

WHEREAS, the City had a Professional Services Agreement with Snyder and Associates to update the Trail Master Plan; and

WHEREAS, the updated Trail Master Plan includes cost estimates, provided by Snyder and Associates, for trail priority sections to be used for budget planning and grant application purposes and as part of the Capital Improvement Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Indianola, Iowa does hereby adopt the Trail Master Plan.

Adopted this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 12/21/2020

Information

Subject

Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.

Information

Included in the packet is the resolution and notice of filing of assessment of nuisance abatement.

The assessment term is for 10 years. The resolution authorizes publication and filing of the nuisance abatement and mailing of it to property owners.

Per Iowa Code, property owners have the option to pay them (or any portion) within 30 days after the first publication (December 30, 2020) at City Hall at 110 N 1st St.

Fiscal Impact

Attachments

Resolution Authorizing Certification

Notice of Nuisance Abatement

City of Indianola
RESOLUTION NO. 2020-

**A RESOLUTION AUTHORIZING THE CERTIFICATION OF LIENS TO THE WARREN COUNTY TREASURER
FOR PURPOSES OF ASSESSING THE COST OF NUISANCE ABATEMENT AGAINST PROPERTY**

WHEREAS, those properties listed on the attached Exhibit have unpaid nuisance abatement costs with the City of Indianola; and

WHEREAS, in the event that a property owner fails to make payment within the required notice period the Iowa law allows for a lien to be placed upon that property; and

WHEREAS, a notice has been sent to each property owner requesting payment within 30 days, the deadline for which has now expired; and

WHEREAS, the City now wishes to authorize assessment of a lien against the property for the cost of nuisance abatement.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Indianola hereby authorizes the assessment of a lien against the property listed on the attached Exhibit.

BE IT FURTHER RESOLVED that the City Clerk is authorized to certify said list to the Warren County Treasurer and to publish the list as is required by law.

BE IT FURTHER RESOLVED that all assessments exceeding \$500.00 may be paid in up to ten (10) annual installments, to be paid in the same manner and with the same interest rate provided for assessments against benefited property under state law.

Passed and approved this 21st day of December 2020.

Pam Pepper, Mayor

Attest:

Andrew J. Lent, City Clerk/CFO

NOTICE OF FILING OF ASSESSMENTS FOR NUISANCE ABATEMENT

EXHIBIT

To the person(s) owning land located within the City of Indianola, Warren County, Iowa, particularly described as follows:

Parcel #	Legal Description	Property Owner	Property Address	Amount	Admin Fee 001-1700-47100	Reason	Amount Pd and Date	Receipt #	Amount Unpaid
48420000441	Kenwood Place Lot 44 EX W 200' N 28' & EX E 305' S 104', Indianola, Warren County, Iowa	John D and Molly A Luallin	110 South Kenwood	\$484.95	\$31.80	Trash removal; lawn maintenance; brush removal			\$484.95
48770000090	Western Heights Add lot 9, Indianola, Warren County, Iowa	Nicholas Goodrich	513 N N	\$230.05	\$30.05	Tall grass and weeds			\$200.00
48775011000	Amended Plat of Western Hills Plat 1 Out Lot A	TF32	Corner of W Iowa and N L	\$230.05	30.05	Tall grass and weeds			\$200.00
48170020070	Crown Point Lot 7 & E 20' Lot 8 Blk B	Carrie J Putney	1009 E Salem	\$855.55	\$50.00	Tall grass and weeds			\$855.55

Meeting Date: 12/21/2020

Information

Subject

Resolution directing the City Attorney to petition the court for title to 1009 East Salem Avenue.

Information

Roll call is in order.

Fiscal Impact

Attachments

1009 E Salem Memorandum

Pictures

Resolution Directing Attorney



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: December 11, 2020
Re: Resolution Directing the City Attorney to Petition the Court for Title to 1009 East Salem.

As the City Council is aware, on December 7, 2020, the City Council Policy on the Real Property Improvement Fund (formally the Dangerous and Dilapidated fund) was amended to allow the City to use funds to petition the court for title to a property in which a building that has been abandoned for at least six consecutive months is located.

1009 East Salem Avenue is a 0.25-acre (10,850 square foot) property with an 864 square foot one-story single-family dwelling that was built in 1915. The Warren County Assessor lists the property owner as Carrie J. Putney. Research by the City Attorney shows that the owner, Carrie J. Putney, died on December 24, 2018 and an estate has not been opened for Ms. Putney.

In July of 2019, the City spent \$1,005 to remove two abandoned and dismantled vehicles off this property, as well as mowing, clearing and grubbing of the property. All attempts to recoup those costs from the property owner was unsuccessful. On March 4, 2020, the Building and Zoning Official determined the single-family dwelling on this property to be abandoned and unsafe in accordance with Chapter 163 of the Code of Ordinances of Indianola, Iowa. Since that time, the City has spent another \$855 on property maintenance abatements on this property. Since July of 2019, the total spent on this property has been \$1,861.35.

As the City continues to spend money on abatements on this property with no success on repayments, as a trust for the property owner has not been established, and as the property is considered to be abandoned and unsafe, it is my recommendation to begin the process of acquiring title to 1009 East Salem Avenue in accordance with Section 657A.10A of the Iowa Code. If successful in acquiring title, the City will work to immediately market this property for sale. I will attend the December 21st Council meeting if you have any questions.





City of Indianola
RESOLUTION NO. 2020-_____

**RESOLUTION DIRECTING THE CITY ATTORNEY TO PETITION THE COURT FOR TITLE
TO 1009 EAST SALEM AVENUE**

WHEREAS, 1009 East Salem Avenue is a 10,850 square foot property with a one-story single-family dwelling that was built in 1915 located inside the City of Indianola; and,

WHEREAS, on March 4, 2020, the Building and Zoning Official determined the single-family dwelling at 1009 East Salem Avenue to be abandoned and unsafe in accordance with Chapter 163 of the Code of Ordinances of Indianola, Iowa; and,

WHEREAS, the Warren County Assessor list the property owner as Carrie J. Putney; and,

WHEREAS, research by the City Attorney shows that the owner, Carrie J. Putney, died on December 24, 2018 and an estate has not been opened for Ms. Putney; and,

WHEREAS, since July of 2019, the City has spent \$1,861.35 on property maintenance abatements at 1009 East Salem Avenue; and,

WHEREAS, the Community and Development Director has determined that petitioning the Court for title to 1009 East Salem Avenue is necessary as the property is considered to be abandoned, and all attempts to have the property owner make repairs and maintain the property have failed.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council that the City Attorney petition the court to enter judgement awarding title of 1009 East Salem Avenue to the City, in accordance with Iowa Code 657A.10B.

APPROVED this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Information

Subject

City Hall/Library/Public Safety Buildings Project

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/21/2020

Information

Subject

Resolution approving a Professional Services Agreement with OPN Architects for Architectural Pre-Design Services.

Information

Roll call is in order.

Fiscal Impact

Attachments

OPN Memorandum

OPN Proposal and Agreement

Resolution Approving Agreement



To: Mayor and City Council
From: Ryan J. Waller, City Manager
Date: December 16, 2020

Subject: City Hall/Library/Public Safety Buildings Project

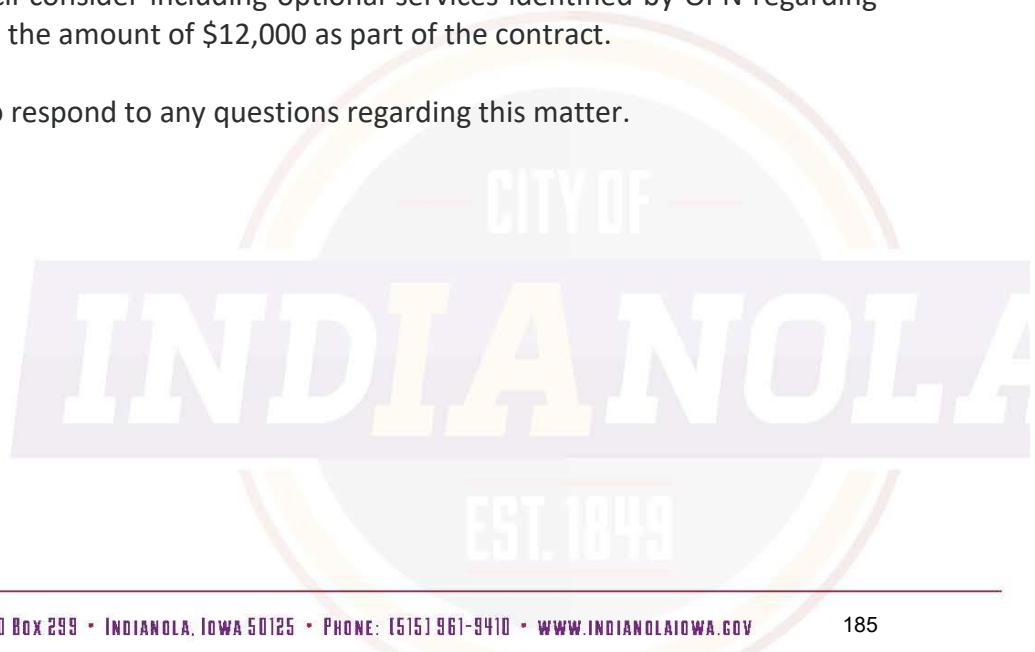
Included in the Fiscal Year 2020-21 municipal budget is funding in the amount of \$75,000 for architectural pre-design services for new City Hall/Library and Public Safety facilities. These services were identified as the next required phase in a multi-year project that began in 2018 assessing the aforementioned facilities.

In October 2020, a Request for Proposal (RFP) was published for architectural pre-design services. In addition to the publication, the RFP was provided to 12 firms throughout the State. In total, eight firms responded to the RFP. Following a review of the submitted responses, four firms were invited for interviews with a committee comprised of two Library Board members, three City Council members, the Mayor, City Staff and representatives of the City's consultant (Formation Group).

At the conclusion of the evaluation process, the committee concluded that OPN Architects best met the criteria identified in the RFP. Accordingly, it is the recommendation of the committee that the City Council consider awarding a contract to OPN Architects in the amount of \$27,500.

Given the extremely favorable pricing for the requested services, the committee also recommends the City Council consider including optional services identified by OPN regarding bond referendum support in the amount of \$12,000 as part of the contract.

Staff will be in attendance to respond to any questions regarding this matter.





City of Indianola Municipal Buildings and Library

OPN Architects
Thursday, November 12th, 2020

Letter of Interest

November 12, 2020

**Architectural Pre-Design
Services Municipal Building and
Library
Attn: Matt Brown
Owner's Representative,
Formation Group, Inc.
5530 West Parkway, Suite 300
Johnston, Iowa 50131**

**Terry Gebard, AIA
Project Executive
OPN Architects
tgebard@opnarchitects.com
(515) 309-6879**

**Danielle Hermann, AIA
Principal in Charge
OPN Architects
dhermann@opnarchitects.com
(515) 309-6868**

**OPN Architects
100 Court Ave., Suite 100
Des Moines, Iowa 50309**

Dear Matt Brown and Members of the Selection Committee,

Thank you for extending the invitation to present our qualifications and proposal for pre-design services for the city of Indianola's municipal buildings and library. We appreciate that this next step, including an affirmation of your programming study, conceptual design development, and community bond referendum support, represents a pivotal moment for the city. We would be honored to work with City of Indianola staff, library board and council to help you navigate this process, which will ultimately culminate in revitalized facilities that will continue to serve your staff and residents for decades to come.

Over the past 40 years, OPN has worked with many communities as they embarked on similar planning, concept design, and community outreach efforts. We have the technical expertise necessary to conduct an affirmation of your initial programming data and support you in community outreach, both of which will feed the development of concept imagery and other materials that will support your bond and ensure the future of your facilities.

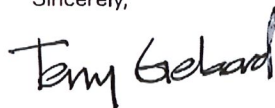
Good design and stewardship of our client's resources go hand in hand. Both start with collaboration and communication, two qualities on which OPN has built its reputation. We will bring the same level of commitment and consistency to this project by taking a highly-collaborative approach to the program affirmation and concept design. We actively seek out ways to improve the user experience, increase energy efficiency, reduce maintenance needs, conserve resources and "future-proof" the space through flexible, adaptable design. With city leadership and stakeholders from all departments we will examine multiple scenarios to envision a plan that will balance aspiration and transformation with a need for function and maintainable spaces in a fiscally achievable solution.

Critical to this process is communication; not only between the city and design team, but with the community of Indianola. OPN has a strong track record of successful bond vote support. Once a vision and strategy has been set, our team is prepared to assist on a variety of levels, from setting a communication strategy to guiding community discussions to providing graphic and written materials for dissemination via social media, the city's website, or through traditional mailers.

We recognize that we will be kicking off this project in uncertain times. Over the past few months, we have worked with clients to help them re-envision elements of their spaces to accommodate the new challenges presented by COVID-19. We use an assortment of tools from circulation and space planning diagrams to virtual walk-throughs, to help clients and communities better understand the environment we are creating together. We are fully equipped to provide our services virtually as needed.

Thank you once again for considering OPN Architects for this project. We look forward to the opportunity to discuss this proposal in detail with you.

Sincerely,



Terry Gebard, AIA
Principal, OPN Architects
Project Executive



Danielle Hermann, AIA
Associate Principal, OPN Architects
Principal-in-Charge

Executive Summary

Located in Warren County, the City of Indianola is a growing community with a historic downtown, located approximately 15 minutes south of Des Moines. It is a safe community with Midwestern values, friendly people, and excellent schools. We understand that the City has placed an emphasis on growth and anticipates new opportunities for commercial, light industrial, and residential development.

The goals of this project are to:

- Produce materials to be used in bond referendum marketing.
- Test, build, and expand preliminary program and planning developed by Formation Group, October 2020.
- Review existing conditions and project conditions study prepared by Formation Group, September 2018.
- Utilize a variety of engagement platforms and techniques including but not limited to face to face meetings, social media, websites, etc.
- Determine goals based upon City staff, Library Board and Council input.
- Determine practical short and long-range strategies and project phases that support the projects.
- Account for the future impacts of emerging technologies in a flexible way that is future oriented.

Our proposed team brings a variety of experience including all those identified as a priority for this project from fire and police program to city administration spaces and the public library. Collectively, we understand the importance of listening and asking the right questions. We are well versed in working with our civic clients to balance community needs, functional priorities, and cost to map out an approach to align with your schedule and budget.

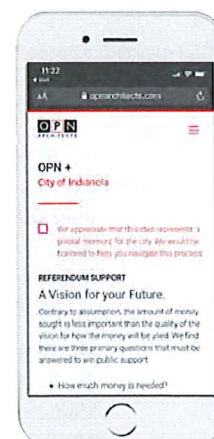
In the following pages, you'll find an overview of our proposed approach to your projects, including:

- The composition of our team, including their experience working on projects together.
- Our team's history designing similar and relevant projects.
- Our Community Engagement and Consensus Building Approach
- A resume for each staff member assigned to the project is listed in the appendix including qualifications, experience, and expertise in investigation of issues for similar facilities.
- Our Civic & Municipal Experience
- Our Experience and Successful Strategies passing Bond Referendums

We understand that picking the right team for this project will be critical to your success. It is not a task you will, or should, take lightly. We are honored to be considered and look forward to working with you to build on the best of what's been done so far to continue to chart a path forward for Indianola.

Why OPN?

1. Understanding of Civic and Public Safety Department Needs
2. We know Libraries
3. Participatory Process
4. We understand the importance of optimizing security in public safety facilities
5. Consensus Building Expertise & Community Transparency
6. Successful Bond Referendum Strategies
7. Experience working with multiple stakeholders



- + Open your camera app
- + Hover over the QR Code
- + Click the Link and Explore

Firm Profile



Origin: 1979

Current Size: 101 Employees

Organization: OPN Architects is a partner-owned corporation

Find Us

Cedar Rapids

200 Fifth Avenue SE Ste. 201
Cedar Rapids, Iowa 52401
(319) 363-6018

Des Moines (primary)

100 Court Avenue Ste. 100
Des Moines, Iowa 50309
(515) 309-0722

Iowa City

24 ½ S. Clinton Street Ste. 1
Iowa City, Iowa 52240
(319) 248-5667

Madison

301 N. Broom Street Ste. 100
Madison, Wisconsin 53703
(608) 819-0260

Size of Firm

06	Principals
03	Associate Principals
05	Associates
17	Project Architects
17	Architects
06	Job Captains
20	Architectural Interns
03	Senior Interior Designers
04	Interior Designers
01	Landscape Architect
05	Construction Administrators
01	Sustainability Director
01	BIM Manager
02	IT Personnel
01	Knowledge Specialist
02	Drafting Specialists
03	Marketing
05	Clerical/Administrative
101	Total Employees

Project Types

Adaptive Reuse
K-12 Schools
Civic
Corporate
Health Care
Higher Education
Historic Rehabilitation & Restoration
Libraries
Parks
Public Safety Buildings

Services

Architecture
Bond Issue Planning
Building Information Modeling
Detailed Budget & Cost Analysis
Existing Facility Evaluation
Fast Track Design
Interior Design
Landscape Architecture
LEED Planning & Implementation
Marketing & Promotional Materials
Master Planning
Renovation/Restoration
Site Evaluation
Sustainable Design

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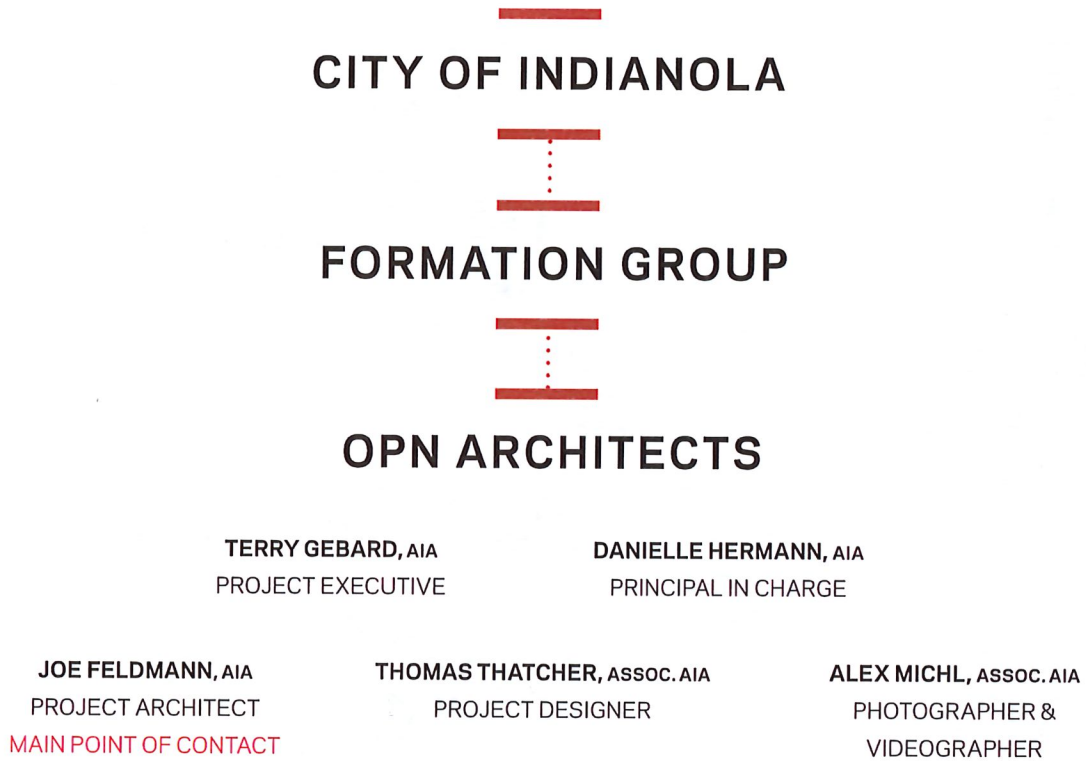
Who We Are

As a 100+ person firm with a 40-year track record of success, OPN Architects is one of the most successful architectural firms in the Midwest. Our success is the result of a deliberate, sustained commitment to an open culture that nurtures excellence and new ideas. We collaborate closely during planning and design phases in our office. We camp out in teaming rooms during intensive periods of research and design. We document our ideas with layers of trace paper, sticky notes, photos and boards, and workshop ideas together during weekly design critiques. We understand that physical space can foster or inhibit collaboration and innovation, and we believe passionately that success lies in bringing people and perspectives together. We encourage open dialogue and, as a team, we find the optimal design solution for our clients. Responsiveness, responsibility, and commitment to open dialogue are our most important attributes, and we believe these commitments are the reason for our high percentage of repeat clients. We work to create trusting, mutually beneficial relationships on each project simply because we believe it's the right thing to do.

Community Involvement

At the center of our core values is our shared commitment to community involvement. OPN is deeply invested in the well-being of the community and often donates time, talent, and money to community organizations in need. Since the company's inception, OPN's leadership has been instrumental in supporting community initiatives. From serving with the United Way as Campaign Chairs and Board Members, to helping start charitable organizations such as 100-Plus Men and 100-Plus Women Who Care and the I Have a Dream Foundation, OPN's team members set the tone for the company's commitment to philanthropy. As a firm, we regularly undertake pro-bono projects that benefit our community. Office-wide, we annually support Habitat for Humanity, local food pantries, and United Way. Our designers serve on boards and committees for national and state-level professional organizations and have been recognized for their advocacy in architectural and civic life. In 2019, OPN received the Volunteer Organization of the Year award for our commitment to Easterseals Iowa.

Organizational Chart



Experience Matrix

	JOHNSTON CITY HALL	CARROLL LIBRARY & CITY HALL	POLK COUNTY COURTS	ANKENY LIBRARY & CITY HALL	DES MOINES METRO OPERA	INDIANOLA COMMUNITY SCHOOLS	WINTERSET PUBLIC LIBRARY	TERRACE GATEWAY CENTER	GRIMES LIBRARY FEASIBILITY
TERRY GEBARD	○		○	○		○	○	○	○
DANIELLE HERMANN		○				○		○	○
JOE FELDMANN	○	○	○	○		○	○	○	○
THOMAS THATCHER	○	○		○		○			○
ALEX MICHL					○	○			

Project Experience



Johnston City Hall

Johnston, Iowa

Year 2020
Size 22,853 square feet
Cost \$9,328,000

Contact Adam Plagge
Economic Development Director
City of Johnston
(515) 727-7774

This new city hall is situated in the heart of a thriving midwestern metro. It is intended to be the core of a new development that will include this civic structure surrounded by public amenities and mixed-use commercial components, creating a new district to anchor the community.

The building was conceived of as public and private components joined by a central hall that axially connects circulation through the entirety of the site and building. It will house all components of the new city hall, including council chambers and meeting rooms on its public, south half, and all city offices on its private, north half. It was planned for flexibility and growth as the community evolves and maximizes efficiency for public users and employees.

It is imperative that the project is community and service oriented. The

building opens to a community "front yard" that will be a forum, plaza, amphitheater, market and events space to draw the community in and engage with it. The material palette of limestone, wood and metal furthers this goal, by imparting a sense of civic permanence while underscoring it as an inviting community building.

The natural palette carries through the interior to reinforce the clarity of the public/private components and the interior/exterior connections, while also referencing the site and its history. Wood elements make use of walnut, oak and ash trees that were cleared from the site and milled for re-use in the building. These features and the overall building layout are arranged on an organizational module that references the history of the site and the city as it formed around a railroad station. The building module and scale of elements, such as the exterior double columns, were informed by the historic railway systems.



360 Renderings

360° Understanding

Virtual reality is a tool used by architects and engineers to visualize the design in three dimensions. If a picture is worth 1,000 words, a 3-D model is worth 1,000 pictures. At public meetings, a quick scan of a QR code on a smartphone and VR headset will allow the VR experience to be shared with the entire community. Scan the QR to the left to explore the new Johnston City Hall, virtually!



Project Experience



Carroll Public Library and City Hall

Carroll, Iowa

Year	2016/2017 (Feasibility study) 2018/2019 (Design and construction)
Size	20,000 square feet (Library) 9,000 square feet (City Hall)
Cost	\$6,800,000

Contact	Mike Pogge-Weaver City Manager (712) 792-1000 Rachel Van Erdewyk Library Director (712) 792-3432
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Following the Feasibility and Concept Study, and successful referendum completed in 2017, OPN Architects was retained to provide design services for the renovated and expanded Public Library and City Hall.

The two-story library facility was designed with an all-glass lobby and spaces for the community, not just the collection.

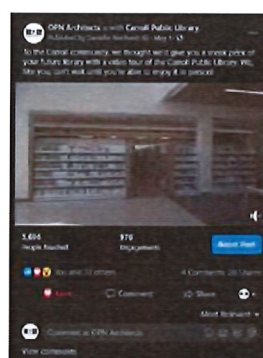
A focal point of the expanded lobby is a social stair, which can be used for casual gatherings or offers theatre seating for up to 50 people for events, concerts, and movies, with the landing at the bottom of the staircase doubling as a stage.

Other event and community spaces include a maker-space, meeting room, and technology area. Collection spaces include separate areas for children, adults, and teens.

The new library transformed a dark, uninviting and undersized library into a light-filled and welcoming space allowing the library to expand their focus to their highly successful children's programming.

In 2016, Commercial Savings Bank gifted the community of Carroll its former building allowing the city to expand and relocate their city hall away from the previously co-located library building.

The single-floor design at the new City Hall brought the City Council chambers onto the same floor as the city offices, making the building more convenient for visitors.

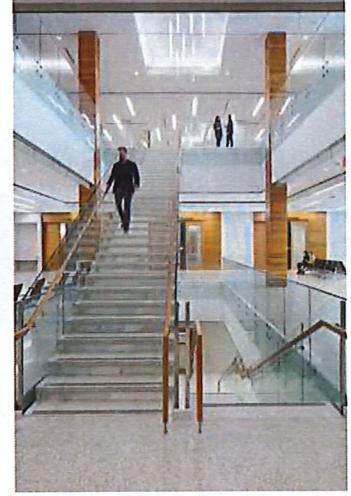
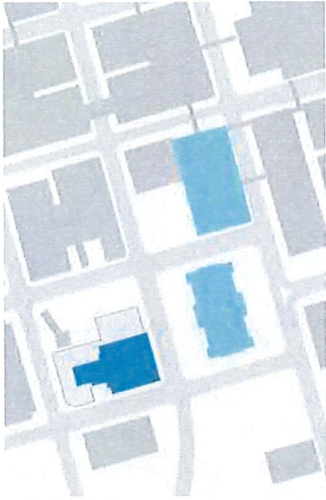


Multimedia Support Carroll Public Library Case Study 360 Photos & Video Tour



OPN posted to social media
on behalf of the client

Project Experience



Polk County Courts

Des Moines, Iowa

Year 2020
Size 406,260 square feet
Cost \$81,000,000

Contact John Rowen
General Services Director
(515) 286-3131

In 2010, OPN Architects was awarded the Fifth Judicial District Master Plan and Old Main Jail Adaptive Reuse Project for Polk County after several failed master planning studies conducted by other firms.

We worked with the County to determine the viability of pursuing renovations to the Polk County Courts facilities in downtown Des Moines. Crucial success factors for the project were the phases of planning, demolition, systems design, schedule and cost. This resulted in a multi-stage Fifth Judicial District Master Plan, including the Justice Center, Criminal Courts, and Historic Courthouse.

The Master Plan brought together a team of structural, mechanical, electrical, technology, and civil engineering experts, and included analysis, programming, schematic design, system narratives, and detailed cost estimates. The first stage tackled the exterior restoration of the Historic Courthouse, which was completed in 2015. Interior restoration and renovation began in 2018 and will wrap up late 2020.

Construction on the Polk County Justice Center, a renovation of a former JC Penny's department store, completed in 2016. A renovation of a former department store located in the heart of downtown Des Moines. The new Justice Center is home to the County Attorney's offices, juvenile court services, and 15 courtrooms, including: traffic,

small claims, and juvenile courts, all with secure circulation.

OPN conducted studies to assess space needs and departmental adjacency for public access and public accommodations for Criminal Courts, and to understand how phasing, demolition, systems, and schedule would be affected. The plan addressed the needs for 13 courtrooms with secure access and separate circulation for public, judges, and detainees; jury deliberation rooms, offices, and conference rooms; judicial chambers and related court support spaces; and accommodation of Polk County Sheriff functions, including detainee holding, staging, transportation, control, and offender identification. Construction wrapped up in 2019.

Referendum Support

OPN was tasked with developing a master plan that would provide the county a solution that reduced the overall cost of a previously failed bond referendum prior to our teams' engagement. Over the course of several months, 32 user groups were interviewed, and concept design and programming were completed. OPN provided marketing services ahead of the bond vote, and the \$81M bond passed with a 67% "yes" in 2013.

Project Experience



Polk County Criminal Courts

Des Moines, Iowa

Year	2019	Contact	John Rowen
Size	110,500 square feet		(515) 286-3131
Cost	\$29,128,100		

OPN developed programming and planning studies to assess space needs and departmental adjacencies for public access, public accommodations and diverse complicated security needs for Polk County Criminal Courts, as well as understanding how phasing, demolition, systems, and schedule would be effected. The plan addressed the needs for: 13 courtrooms with secure access and separate circulation for public, judges, and detainees; jury deliberation rooms, offices, and conference rooms; judicial chambers and related court support spaces; and accommodation of the existing Polk County Sheriff functions including: detainee holding, staging, transportation, control, offender identification.



Polk County Justice Center Annex

Des Moines, Iowa

Year	2016	Contact	John Rowen
Size	174,982 square feet		(515) 286-3131
Cost	\$16,264,577		

The multiple user and public nature of the justice center required flexible and efficient solutions to entrances, circulation, offices, and courtrooms. The main public entrance to the Justice Center is from the east. A non-secure interior corridor connects this east entrance to the downtown skywalk system and a second public entrance located to the north. It was important for the County Attorney to have autonomy from the courts system, so a separate entrance welcomes their visitors from the east. Separate circulation throughout for the public, judicial staff, and detainees increases safety. Other solutions to complex access requirements include a vehicle secure sally port for detainee transports; vehicle bay for deliveries and maintenance; and separate secure entrances for judicial staff, confidential informants, and recent arrestees.

Project Experience



Ankeny Kirkendall Public Library

Ankeny, Iowa

Year 2019
Size 55,000 square feet
Cost \$15,000,000

Contact Sam Mitchel
Director of Library Services
(515) 965-6460

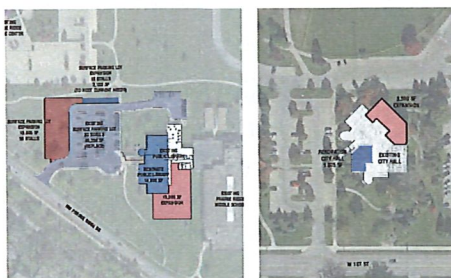
This public library building was conceived of as part of a new development for a growing midwestern city. The vision for the development was to model a traditional town square. As such, it was important that the new building strike the appropriate civic tone. The library's Art Deco proportion and massing are modernized with material choices that lend a sense of endurance and permanence.

On axis with the commercial district and water features, the library anchors a town square. A two-story open lobby visually and physically connects interior and exterior spaces, and is able to host civic events as well as support the library and meeting rooms.

The southwest-facing building's long, narrow bars drive daylight deep

into the floor plates. Deep overhangs and vertical fabric sun-shades help to avoid direct sunlight at the open collection spaces inside. Saw-tooth rooftop light monitors strategically facing north allow indirect light to spill into the library at both levels through two-story atriums that run at a cross-axis.

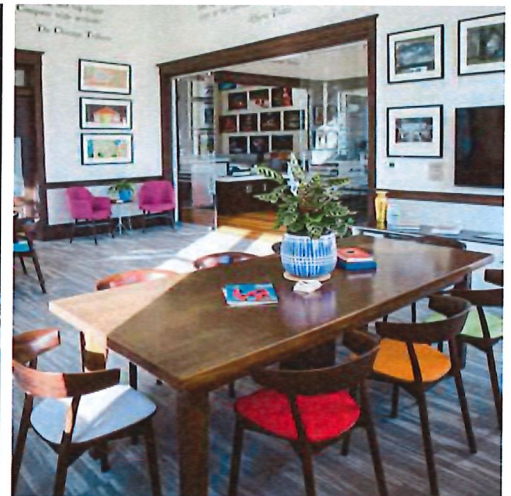
Second story bridges connect across the double-height public lobby. At the west end, stairs wrap around a children's play area, where warm wood accents visually anchor the space. Similarly, city council chambers and public meeting rooms with the same warm finishes complete the east end. The asymmetric plan layout allows the possibility of a future wing to be added for City Hall that would balance the building layout.



Planned for Future Expansion

OPN was hired to explore designs for a civic building for the City of Ankeny that would house City Hall and a library in the 1,200-acre Prairie Trail development. OPN engaged with all vested stakeholders in a series of public meetings and presentations, and provided graphics for bond support. The library and council chambers are complete, and the building will accommodate a future addition for City Hall.

Project Experience



Lauridsen Opera Center, Des Moines Metro Opera

Indianola, Iowa

Year 2019
Size 4,000 square feet
Cost \$3,500,000

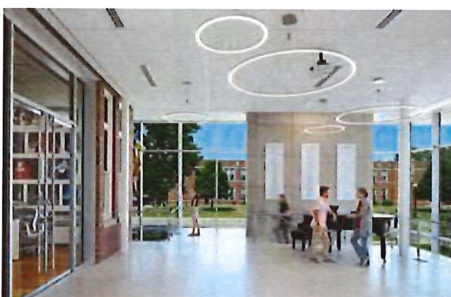
Contact Michael Egel
General & Artistic Director
Des Moines Metro Opera
megel@dmmo.org

After operating out of a 108-year-old Carnegie building for more than 30 years, the Des Moines Metro Opera embarked on capital campaign with the dual goals of restoring the original library, which is on the National Register of Historic Places, while also designing an addition, which would allow for rehearsal and performance spaces.

Since moving into the space, the organization promised to maintain its historic integrity, thus the exterior and interior have remained untouched for more than a century, and the building still has its original layout. OPN worked with the organization to envision an addition that

would respect the history of the original building as well as meet the modern needs of a performance group.

The year-long renovation project included an addition to the north side of the building, interior renovations and updates to make the building handicap accessible. The glass addition reveals and respects the original Carnegie architecture while also creating a modern space for educational outreach and community engagement programs and a 1,800-square-foot atrium.



Fundraising Success

Des Moines Metro Opera (DMMO) engaged in a design and fundraising process prior to their addition and renovation project. DMMO's successful capital campaign enabled them to realize their project as planned during the detailed schematic design process. OPN assisted in providing project visualization to aid in fundraising efforts, and also worked with the client to help secure historic tax credits to further stretch their dollars.

Project Experience



Marion Fire Headquarters

Marion, Iowa

Year 2020
Size 20,000 square feet
Cost \$7,200,000

Contact Deb Krebill
Fire Chief
(319) 373-8081

Sited in a rapidly growing area of Marion, the city's third fire station and new headquarters was designed with the firefighters' physical and mental health in mind. Embedded into the design are principals of biophilia — or focusing the design on nature to improve mental health. In an effort to help firefighters de-stress, bedrooms, for firefighters' 24-hour shifts, will have floor-to-ceiling windows that look out over a green roof while two patios are both accessed from the day room.

The new fire headquarters will also include decontamination areas, or decon, to keep carcinogens from fires that get on firefighters' gear away from their bodies and living areas. There are separate areas

for firefighters to take off their gear and rinse off after a fire before entering a clean room for a full shower and lockers with clean clothes.

The station will be 20,000 square feet and include the Fire Department's administrative offices. Also on the land, officials plan a retention pond that doubles as a place for ice-rescue training. The new fire station will likely improve response times and lower the number of times all units are out on call.



Walk your space

In a virtual world, we'll bring your space to you. Whether during design, or after construction, we can help clients, community members and visitors visualize your space. Walkthroughs like the one below can be completed with renderings and 3D models or after project completion with the use of our 360 degree camera.



Virtual
Walkthrough

Project Experience



Des Moines Fire Department Logistics and Training Facility

Des Moines, Iowa

Year 2012
Size 49,000 square feet
Cost \$10,500,000
LEED Silver

Contact Jill Tenney, City Architect
 City of Des Moines
 (515) 283-4032
jetenney@dmgov.org

The City of Des Moines selected OPN Architects to design the new Fire Logistics and Training Facility. The building encloses 49,000 square feet of administration offices and training facilities for the city's fire department. The space also provides a maintenance shop and warehouse for fire trucks and ambulances. The design objective for this project was to create a flexible, functional public building with a life-span of 50 years with options for future expansion. The project has significantly improved the city of Des Moines' ability to provide quality public safety services to the community.

Local issues of context, style, and image were taken into consideration in the design of the Fire Logistics and Training Facility. The team embraced a design philosophy that produced a wide range of responses and stressed aesthetic and functional appropriateness, while incorporating natural site responsiveness.

The new facility includes the following components:

- Training spaces, such as classrooms and a multipurpose area
- Locker rooms
- Vehicle bays for the maintenance of fire vehicles and equipment
- Welding booth
- Shop areas
- Parts storage spaces

Work with Local Municipalities

OPN Architects has an intentionally diverse portfolio of project types including civic, corporate, libraries, K-12, schools, medical, and higher education. Work for municipalities, counties, states, and the federal government, though, has made up a large portion of our work in the past decade, including an award-winning federal courthouse and public library, in addition to many other buildings of all scopes and sizes.

Project Approach

You are looking for innovative solutions that once implemented will be welcoming and accessible to all members of your community, while fitting into the contextual fabric of Indianola.

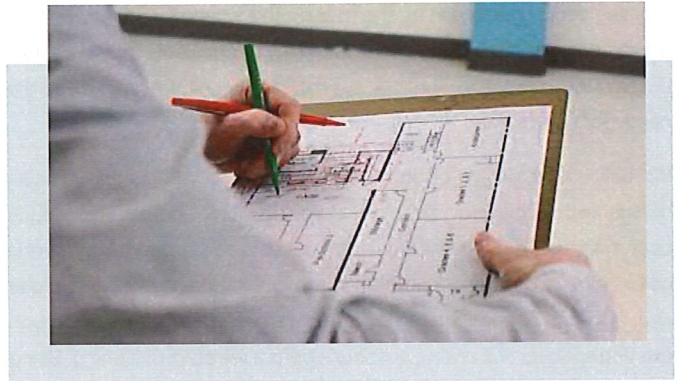
It's a lofty goal, but one that we have achieved before in concert with clients that also had a dynamic vision for the future of their library and public safety buildings. Our goal is to work with you to build consensus around facility designs that will help Indianola serve its citizens long into the future. Municipal facilities require the latest security, state-of-the-art technology, and efficient workspaces. This starts with an affirmation of the existing programming and facility evaluations by Formation.

We understand that the goal of this project is to develop concept designs and imagery for a new City Administration and Library building to replace the existing library, followed by a renovation and expansion of the existing Municipal Building for Police and Fire.

As part of the larger civic and social fabric of a city or town, public buildings must at once be both responsive to and reflective of their setting, strengthening a sense of place for the community they serve. As stewards of your community, you don't take that charge lightly. Neither do we.

OPN Architects has an intentionally diverse portfolio of public project types including assessments and studies, fire stations, courthouses, ambulance and judicial facilities, libraries, city hall and office spaces, and more. Work for municipalities, counties, states, and the federal government has made up a large portion of our work in the past decade, including the award-winning Polk County Criminal Courts and Polk County Justice Center, in addition to many other buildings of all scopes and sizes. Our local and regional team of designers bring fresh ideas, not only in planning and design, but in our process. OPN designs buildings for the future, not just today.

It's time to continue to engage your staff and community to envision concepts that will propel your all of your spaces into the 21st century. Doing so will empower your facilities to truly realize your mission to help the community evolve, adapt and thrive.



For this project our team will:

- Engage in interactive information gathering and planning meetings with stakeholders and community, which will guide our design concept and recommendations.
- Provide a written report outlining the results of our engagement, planning layouts, and conceptual design and present our recommendations to stakeholders as desired.
- Prepare conceptual building plans, perspectives and elevations that coincide with refined space programs.
- Assist Owner Representative with opinion of project cost refinement.
- Produce materials for public presentations which may include digital, web and social media ready updates and information for inclusion in a possible bond referendum.
- Produce final copies for review and recommendation by respective City staff, Library Board and approval and adoption by City Council.
- Following the selection of a preferred concept, provide architectural concept renderings and drawings to facilitate a successful bond referendum.

Project Approach

Visioning & Program Affirmation (3 to 4 weeks)

Starting mid-November, we will lay the groundwork for the concept designs together. Our team brings experience to the table, but we know every great vision must embody your aspirations. One of the best ways to do this is through dialogue. We suggest a half-day project kick-off followed by a series of visioning and programming sessions with core stakeholders. Ultimately, at the end of these sessions we will have affirmed your program and developed guiding principles for our design, a clear road map as to what the spaces should embody, as well as the needs for each space.

We believe the design of both public safety and community facilities begins with a clear understanding of the users, goals, and unique operational needs based on local circumstances and intra-departmental culture. We understand that the needs of your departments are unique and will spend time understanding your operations, walking through existing spaces, and asking questions before we start designing. Being mindful of lessons learned and trends relative to security, technology, gender issues, and accessibility, we will explore unique opportunities through a series of combined workshops with representatives from the associated civic departments.

Before design begins, we will review the existing conditions study as well as the recent programming and planning documents updated this year. We understand that determining the appropriate direction for your facilities and having a clear understanding of your operational needs are extremely important to the success of your projects. This is particularly important when there are multiple stakeholders representing the specialized needs inherent to municipal facilities, such as public use, response times, and noise mitigation strategies.

In order to affirm the work done to date, we'll spend time in the existing facilities to observe how they are used, and we'll capture that information with photos, videos, and notes.

Siting and Layout Schemes (3 to 4 weeks)

As our team digests the results of the visioning sessions and the design solutions begin to coalesce, we believe it is important to continue open communication with the core teams and community. We will analyze the results of our visioning and programming discussions to tighten our focus and build a conceptual framework to shape concept development. During this phase, we will review:

- Study site layout requirements
- Review concept floor plan scenarios
- Refine site and floor plan scenarios for preferred schemes

Concept Design (6-8 weeks)

The next step of the design process is the highly collaborative exploration and conceptualizing phase, during which we study and evaluate numerous concepts that depict the idea for a design. All great designs can be traced back to a simple sketch, often with a half dozen pen strokes that say it all. These sketches lead to more defined conceptual studies that are generally a combination of sketches and early 3D computer graphics, or massing studies. Studying and manipulating these images ultimately leads to the "ah ha" moment when a great design begins to take shape. This is a critical period of advancing the design, challenging assumptions, and distilling ideas to ensure the final design is pure and purposeful, and can be delivered on budget. The design concept evolves rapidly during refinement.

During this phase, we will:

- Create massing and 3D studies of approved concept floor plans
- Review visuals describing materials and exterior views of the building
- Refine exterior views of the building and interior concept study
- Work with owners rep to prepare project cost estimates for concepts
- Review estimates, clarify as needed and discuss schedule considerations

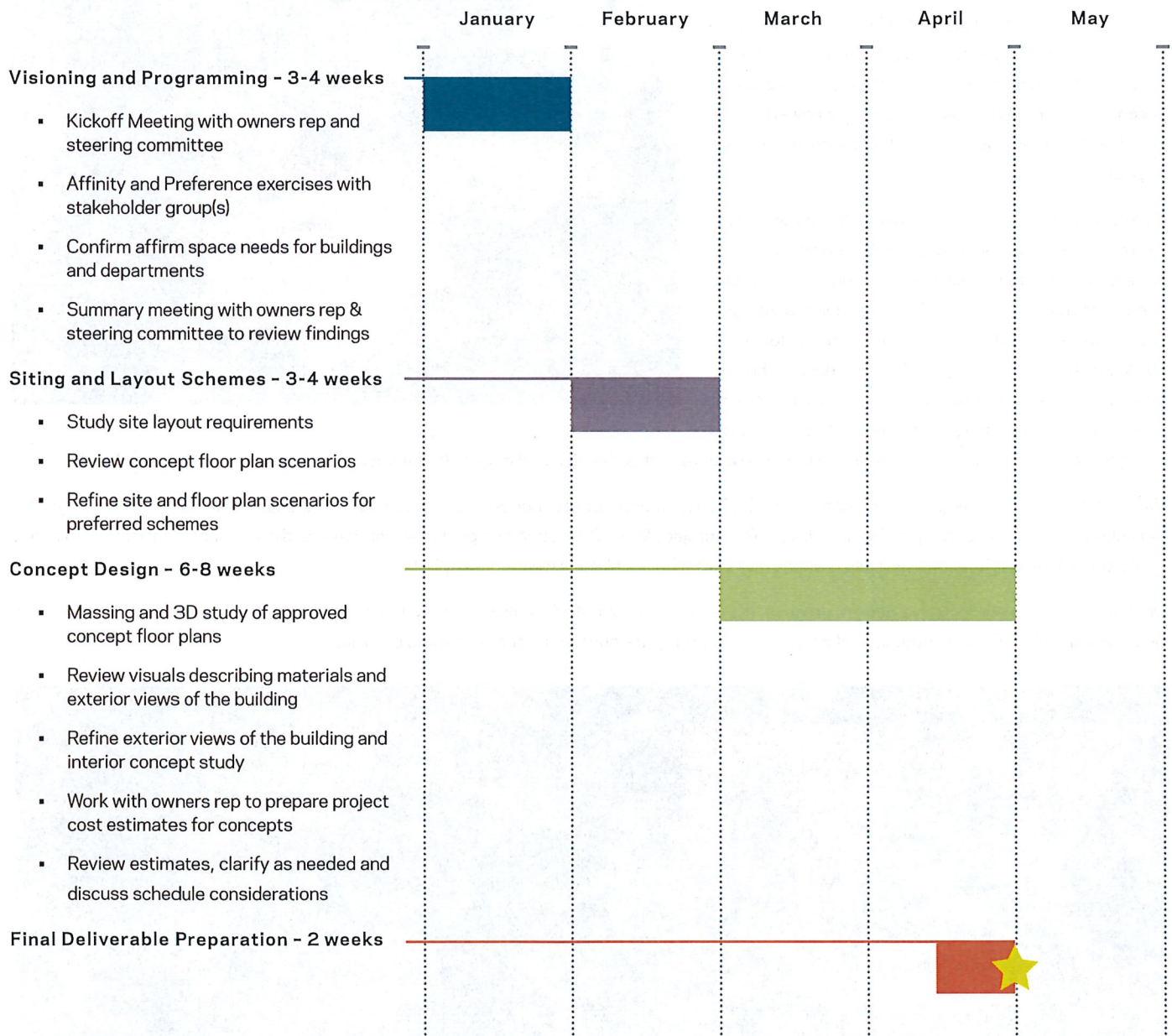
Final Deliverable (2 weeks)

As the final step, we will finalize imagery of conceptual building plans, perspectives and elevations that coincide with refined space programs. These architectural concept renderings and drawings will be able to be used to facilitate a successful bond referendum.



Schedule

Below is a proposed schedule outlining durations for our approach to completing the concept design and drawings for the Indianola City Building(s). This proposed schedule can be adjusted as required to accommodate needs of staff and stakeholders as identified in the Strategic Kick-Off Meetings.



Client Engagement

We fundamentally believe that our clients are a critical part of our design and construction process.

At OPN, we believe that the success of a project is predicated on understanding our clients: who they are, where they are today, and where they want to go tomorrow. We've been repeatedly described as excellent listeners. We take pride in this compliment because it means our clients know that we care, we pay attention, and the end result is work that exceeds our clients' expectations.

Nearly every firm of our caliber will conduct block exercises, and aesthetic preference sessions. We all have a similar bag of tricks. What makes us different, though, is that we don't simply go through the motions, return to our studios and design the building we think you need. For every project, we design through your collective lens. After visioning sessions, design charrettes, programming meetings, and at every step along the way, we constantly challenge ourselves to ensure that our design is aligned with the drivers set by your community and staff.

We cast a wide net by engaging the entire community when appropriate, but we also keenly value the importance of and encourage the participation of the leadership of key individuals from project kick-off through design. When you remove them or include them on a limited basis, the entire weight of that process is on the city staff who are already wearing many hats.

We truly believe in our inclusive design, process. It's ingrained in our studio culture. It isn't just a box to check along the way. It drives our decisions and ultimately the outcome, of which we want both you – our client – and our firm to be proud.



Project Visualization and Virtual Reality

This rapidly evolving technology has taken designers from the architectural sketches of a generation ago to three-dimensional immersive building models. The ability to visualize designs in a three-dimensional form from every angle inside and out is a powerful tool that can shape decisions or help solve potential issues before they become real (and potentially costly) during construction. This technology can also be a powerful community engagement tool in some instances. Video screens inside headsets can allow stakeholders or the community to step into your completed project before a brick has been laid. We have leveraged this technology to build community enthusiasm.

Civic Engagement Plan

A key component of our process can be ensuring that the voices of your diverse stakeholders are heard, and their insights considered. Consensus building is a hallmark of OPN's process with all of our clients from large corporations to small nonprofits including projects of every size and scope, both public and private. From visioning to programming to planning, the entire process can be participatory. For community and public projects in particular, outreach and communication is critical to the success and validity of the process and final design.

The design of a public facility must be shared and communicated with all stakeholders including city leaders, patrons, and staff. It is important to tell the story in a clear and easily understood manner. Every community is unique, and we can assist with tailoring this communication to your specific needs. Often, we recommend a phased public education and outreach program that can accompany design and programming. Civic engagement early during the project's development can be crucial to the eventual goal of gaining voter's financial and emotional support.

OPN has helped lead community engagement efforts in other communities to openly discuss the concerns and challenges posed by all participants. The ability to gather input from multiple voices and distill various perspectives into tactful, thoughtful approaches to move decisions forward is our strength in the early planning efforts of complicated, and often emotionally driven conversations.

We believe strongly that Indianola must be clear in all communications that the message and the vision is yours, not ours. Our role is a supporting one. As the designers, OPN can work with you throughout the process to gather feedback, identify project needs, and discuss potential solutions. This will inform a communication strategy around a key message, which can be disseminated through mailing literature, digital media, graphics for display, and additional community meetings. It is critical, though, that the core team is the one to champion the plan in the community. You have invested time in the process and have powerful voices among the project's friends and neighbors.

In addition to these community-wide efforts, we've worked with multiple clients to support bond referendums for clients who have asked for assistance with these services. In all cases gaining community consent is about employing a variety of creative strategies with a variety of groups, and we will work with you to define what that looks like. It might include interactive work sessions, tours and virtual benchmarking, research, surveys, interviews, individual and group conferences and discussions. Essentially, we must understand our audience and cater our message and methods accordingly.



Have your elevator speech ready

We believe it is important to clearly define the need for a particular project, the short- and long-term benefits (and costs of action or inaction), and the process for development and implementation. This could involve the following:

- Public meetings and input sessions with stakeholders
- Presentations with local newspaper editorial boards and community organizations
- Internal communication efforts with staff and local agencies
- Development of print and presentation materials

These materials, meetings, and efforts can help engage key stakeholders and influentials in the area to demonstrate the need for updates to facilities, while clearly laying out the costs, benefits, and process for the project leading up to a referendum vote.

Proposed Fee

Fee for Services

We have reviewed the requirements listed in the RFP, and propose the lump sum fee listed below:

Proposed Fee

Program Affirmation	\$5500
Meeting Attendance/Meeting Facilitation	\$5000
Concept Development	\$14,500
Final Graphics + Bond Referendum Deliverables	\$7500
Total Lump Sum Fee	\$27,500
(Reimbursables are included)	

Services that may be included as an additional services

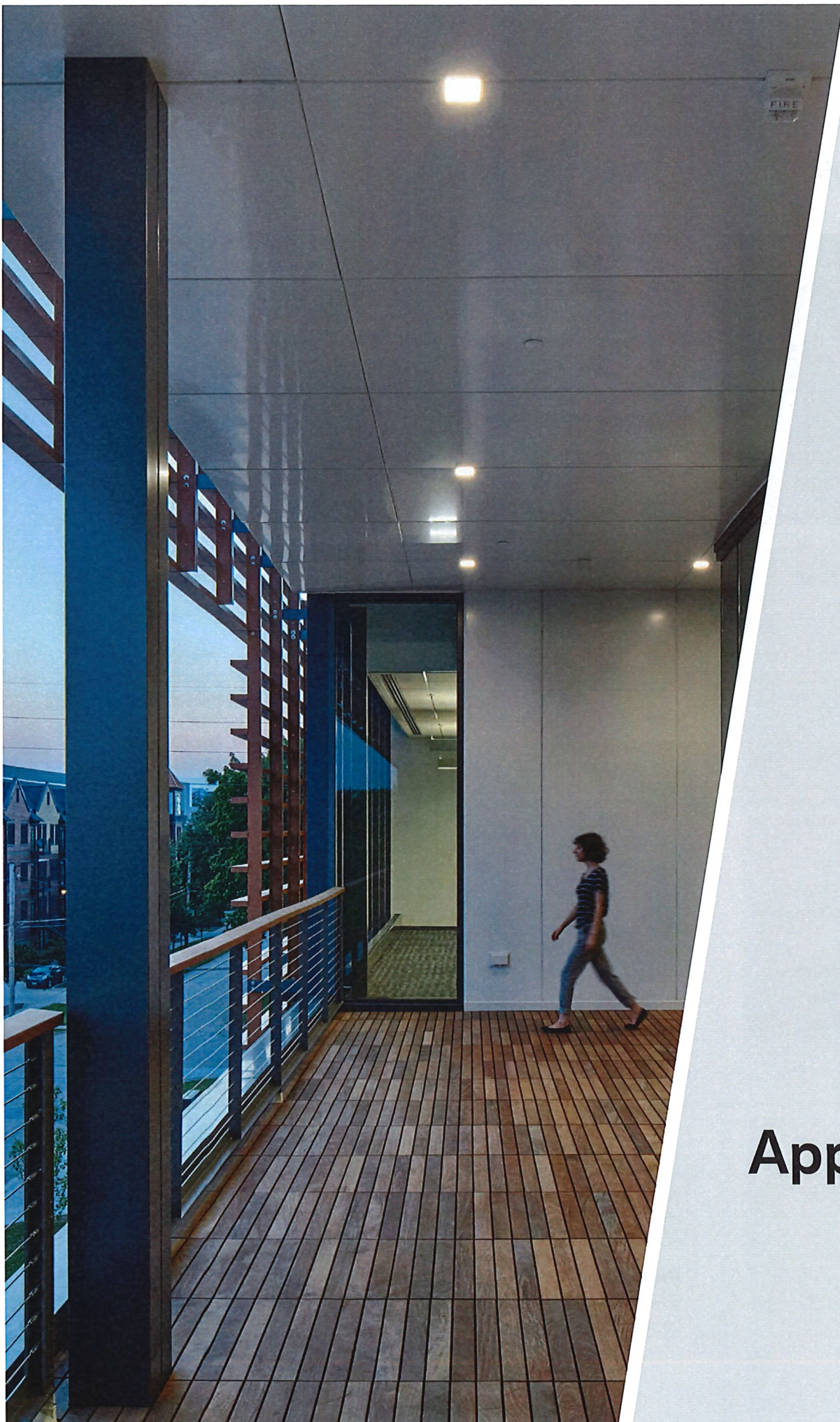
- MEP Engineering Design Services
- Civil Engineering Design Services
- Structural Engineering Design Services
- Bond Referendum Marketing Services
- Virtual Reality and Virtual Tools
- Photography & Videography Services

Conflicts of Interest

OPN has no conflicts of interest with the city of Indianola.

Litigation Statement

OPN has had one matter involving litigation over the Company's history, and no mediation or arbitration matters. The one litigation matter involved a worker's personal injury resulting from his falling from a ladder at a job site in Indiana, following which incident the injured worker sued the owner, contractor, sub-contractors, and architect for the project. OPN denied any liability, and OPN's insurance carrier defended the matter and contributed a relatively small percentage to the settlement rather than take the matter to trial.



Appendix

Team Resume



Terry Gebard, AIA, LEED AP

Principal

Role: Project Executive

Education

Bachelor of Arts
Iowa State University, 1987

Bachelor of Architecture
Iowa State University, 1988

Licenses & Credentials

Licensed Architect: Iowa, Colorado,
Nebraska, Ohio

LEED Accredited Professional
National Council for Architectural
Registration Boards Certified

Professional Affiliations

American Institute of Architects
Iowa Architectural Foundation

As principal of OPN Architects, Terry has been a leader at OPN for 24 years. He founded the Des Moines studio in 2002. Terry's portfolio includes more than 20 years of experience with public and civic buildings. He has served as the principal-in-charge and project manager on several LEED Certified buildings and award-winning projects, including the 2010 Iowa American Institute of Architects' award for the renovation of the OPN downtown Des Moines studio. Terry has built strong, long-term relationships with leaders throughout the Des Moines metro area, and these relationships have shaped OPN's reputation for strategic vision and exemplary client service.

Select Experience

City of Ankeny

Ankeny Public Library and City Offices
Ankeny Civic Facilities Needs Study
Ankeny, Iowa

City of Bloomfield

Bloomfield Public Library
Bloomfield, Iowa

City of Clive

Clive Public Library
Clive, Iowa

City of Des Moines

Des Moines Public Library, East Side
Branch
Des Moines, Iowa

City of Exira

Exira Public Library
Exira, Iowa

City of Oskaloosa

Oskaloosa Public Library
Oskaloosa, Iowa

City of Pleasant Hill

Pleasant Hill Public Library
Pleasant Hill, Iowa

City of Traer

Traer Public Library
Traer, Iowa

City of Winterset

Winterset City Hall Renovation
Winterset Public Library, Corrective Work
Winterset, Iowa

Madison County

County Courthouse Restoration
Winterset, Iowa

Polk County

Polk County Justice Center Annex
Polk County Criminal Courts Annex
Historic Courthouse Renovation
Veterans Memorial Auditorium Renovation
Des Moines, Iowa

State of Iowa

Iowa Veterans Home 72-Bed Community
Living Center, Marshalltown, Iowa
Iowa Veterans Home Dack and Malloy
Renovations, Marshalltown, Iowa
Iowa Veterans Home Guard House
Repainting, Marshalltown, Iowa
Iowa Veterans Home Heinz Hall Study,
Marshalltown, Iowa
Iowa Veterans Home Laundry Facility,
Marshalltown, Iowa
Iowa Veterans Home Transportation Facility,
Marshalltown, Iowa
Iowa Veterans Home Whitehill Auditorium
Ramp, Marshalltown, Iowa
Alcoholic Beverages Division Renovation
and Addition, Des Moines, Iowa
Elevator Assessment Study, Des Moines,
Iowa
Terrace Hill Governor's Mansion Renovation,
Des Moines, Iowa
Workforce Development Building Second
and Third Floor Remodel, Des Moines, Iowa

Deere & Companies

John Deere Financial Worldwide
Headquarters
Johnston, Iowa

Delta Dental of Iowa

Corporate Headquarters
Corporate Headquarters Expansion
Johnston, Iowa

Team Resume



OPN Architects

Danielle Hermann, AIA

Associate Principal

Role: Principal-in-Charge

Education

Masters of Architecture
Iowa State University, 2008

Bachelor of Architecture
Iowa State University, 2001

Licenses & Credentials

Licensed Architect: Iowa

Professional Affiliations

American Institute of Architects
American Institute of Architects -
Iowa Chapter, Past President, Board
of Directors

Iowa Women in Architecture,
Co-founder

An architect with close to two decades of experience, Danielle became an associate principal at OPN in 2015. Though her background includes a broad range of project types, her work with corporate and civic environments stands out. Danielle executed the master plan for Principal that has transformed its global headquarters. She recently led work on the Krause Gateway Center in collaboration with Renzo Piano Building Workshop. Danielle, along with three other female architects, founded Iowa Women in Architecture. In 2016, she was recognized with the AIA Iowa Young Architect award, followed by the AIA National Young Architect Award in 2017.

Select Experience

State of Iowa

Terrace Hill Governor's Mansion

Third Floor and Window Restoration

Front Portico

Commercial Kitchen

Security Gate

Des Moines, Iowa

City of Ankeny

City Hall and Public Library Feasibility Study

Public Library

Ankeny, Iowa

City of Bloomfield

Downtown Square Rehabilitation

Bloomfield, Iowa

City of Carroll

City Hall and Public Library Feasibility Study

Carroll Public Library

City Hall Renovation

Carroll, Iowa

City of West Des Moines

Community Center

Human Services Building

West Des Moines Animal Control Facility

West Des Moines, Iowa

Madison County

Courthouse Renovation and Restoration

Winterset, Iowa

Principal

Campus Master Plan

750 Park Renovation

711 High Street Headquarters Restoration
and Rehabilitation

801 Grand Renovation Floors 4-23

Corp 2 650 8th St Renovation

Campus Plaza Renovation

Des Moines, Iowa

Iowa State University

Biorenewables Research Laboratory

Hansen Agriculture Student Learning
Center

Landscape Architecture Building
Renovation Study

Memorial Union Renovation*

Ames, Iowa

University of Iowa

English Philosophy Building

Stanley Hydraulics Laboratory

Iowa City, Iowa

Krause Gateway Center

Kum & Go Corporate Headquarters

Des Moines, Iowa

Multi-State Lottery Association

Office Remodel

Johnston, Iowa

UnityPoint

Office Remodel

West Des Moines, Iowa

Vertex

Corporate Headquarters

Ames, Iowa

Utility Company

Fort Dodge Service Center

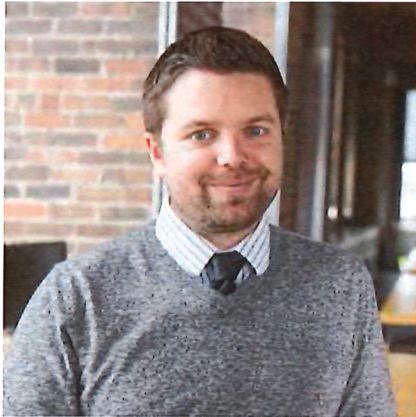
Altoona Service Center

Dallas County Service Center

Interstate 35 Community Schools

Truro, Iowa

Team Resume



Joseph Feldmann, AIA, LEED AP

Project Architect
Role: Project Architect

Education

Bachelor of Architecture
Iowa State University, 2004

Licenses & Credentials

Licensed Architect: Iowa
LEED Accredited Professional

Professional Affiliations

American Institute of Architects
Design Build Institute of America –
Iowa Chapter, Steering Committee
Chair
Greater Des Moines Leadership
Institute – Community Leadership
Program graduate 2016

Joseph Feldmann has been with OPN since 2002 when he first started as an intern architect, and has been a full time employee since 2004 after graduating from Iowa State University with a degree in Architecture. Joe has been very fortunate to work on a large number of truly great projects. He brings a broad spectrum of expertise to every project. Most recently he completed the Krause Gateway Center in conjunction with Renzo Piano Building Workshop in Des Moines. He strives to utilize each experience to make for a more informed, holistic, and sustainable design approach, regardless of project size and complexity. He is fully engaged in all design aspects of the work.

Select Experience

State of Iowa

Alcoholic Beverage Division Facility
Improvements Phase II, Ankeny, Iowa
Terrace Hill Restoration, Des Moines, Iowa

Polk County

Justice Center Annex
Criminal Courts
Des Moines, Iowa

City of Johnston

Johnston Town Center
Johnston City Hall
Johnston, Iowa

City of Ankeny

Ankeny City Hall and Public Library
Ankeny, Iowa

City of Bloomfield

Feasibility Study
Bloomfield Public Library Remodel and
Addition
Des Moines, Iowa

City of Carlisle

Carlisle Public Library Feasibility Study
Carroll, Iowa

City of Carroll

Carroll Public Library and City Hall
Carroll, Iowa

City of Grimes

Grimes Public Library Feasibility and
Concept Design
Grimes, Iowa

City of Clive

Clive Public Library Feasibility Study
Clive, Iowa

City of Scranton

Feasibility Study
Scranton Public Library Remodel and
Addition
Scranton, Iowa

City of Winterset

Winterset Public Library Renovations
Winterset, Iowa

Madison County

Courthouse Renovation
Winterset, Iowa

Iowa State University

Agricultural BioSystems Engineering
Building
Hansen Agricultural Student Learning
Center
Landscape Architecture Building Study
Ames, Iowa

University of Iowa

Dental Science Building Analysis
University Hygienic Laboratory
Iowa City, Iowa

Des Moines Public Schools

North High School Renovation and Addition
Stowe Elementary School Renovation
Howe Elementary School Renovation
Des Moines, Iowa

Interstate 35 Community Schools

Truro, Iowa

Krause Gateway Center

Des Moines, Iowa

ESO solutions TI

Des Moines, Iowa

Team Resume



Thomas Thatcher, WELL AP,
Associate AIA

Role: Project Designer

Education

Bachelor of Architecture
Iowa State University, 2016

Professional Affiliations

American Institute of Architects,
Member

American Institute of Architects,
Iowa Chapter, Emerging
Professionals Committee

American Institute of Architects,
Iowa Chapter, Public Relations
Committee

American Institute of Architects,
Central States Region, Emerging
Professionals Committee Chair

Thomas Thatcher joined OPN in 2016 after graduating with a Bachelors of Architecture and Digital Media minor from Iowa State University. Previously working in Lake Tahoe, California, Thomas has experience designing strategies for both residential and commercial architecture, with in-depth research of landscape and site analysis. He is inspired by the power architecture has to bring communities together and promote new ideas for the future. Most recently, he's been working on the Johnston City Hall and Town Center Development in the city that he grew up in.

Select Experience

City of Johnston

Johnston Town Center Development
Johnston City Hall
Johnston, Iowa

City of Carroll

Carroll Public Library
Carroll City Hall
Carroll, Iowa

City of Ankeny

Ankeny Kirkendall Public Library
Ankeny, Iowa

College Community School District

High School Expansion and Renovation
Cedar Rapids, Iowa

Martis Camp*

Truckee, California

**Denotes work completed prior to joining OPN*

Team Resume



Carly Weber

Marketing Director

Role: Referendum Support

Education

Coe College, 2003

Bachelor of Arts in Journalism

Bachelor of Arts in Sociology

Registration & Accreditation

American Institute of Architects

Affiliate Member

American Advertising Federation,
Member

As OPN Architects' Marketing Director, Carly Weber brings more than a decade of experience as an editor, writer, community engagement specialist, and creative strategist to the project team. At OPN, she leads the marketing department, creating an integrated marketing strategy that strengthens client development and retention through development of proposals, presentations, technical papers, and other communications. In the last five years, she has helped eight districts secure more than \$225 million through successful bond referendums. Carly partners with community and city leadership to set a communication strategy, craft messaging, and create marketing and other communication collateral to support their bond referendum and community outreach. As a lifelong story teller, she will play an integral role in helping the city construct a campaign that shares the project's story in person, the media, and with the community via social media, newsletters, emails, and other digital and traditional platforms.

Project Experience

Alburnett Community School District

Bond Referendum Planning and Support
Alburnett, Iowa

College Community School District

Bond Referendum Planning and Support
(2015 & 2020)
Cedar Rapids, Iowa

Greene County Community Schools

Bond Referendum Planning and Support
Jefferson, Iowa

Jesup Community School District

Master Planning & Consenses Building
Jesup, Iowa

Linn-Mar Community School District

Bond Referendum Planning and Support
Marion, Iowa

Marion Independent School District

Master Planning & Consenses Building
Marion, Iowa

Monticello Community School District

Bond Referendum Planning and Support
Monticello, Iowa

Tipton Community School District

Bond Referendum Planning and Support
Tipton, Iowa

West Branch Community Schools

Bond Referendum Planning and Support
West Branch, Iowa

City of Mount Vernon

Wellness Center Fundraising Support
Mount Vernon, Iowa

University of Wisconsin- Madison

Health and Science Learning Center
Communication
Madison, Wisconsin

Team Resume



Alexander Michl, Associate AIA
Role: Photographer/Videographer

Education

Bachelor of Architecture
Iowa State University, 2012

Professional Affiliations

American Institute of Architects

Alex has been with OPN Architects since 2012 upon obtaining his Bachelor of Architecture Degree from Iowa State University. He worked extensively on the Principal Financial Group campus renovation in Des Moines, Iowa before taking on a full time multimedia role with OPN's marketing team. He excels through his passion for design, integrated with his skills of digital imagery and presentation.

Alex provides in-house photography and videography services. His background in architecture gives him a keen eye for multimedia storytelling. Alex plays an integral role in helping clients construct a campaign that aligns with a community's understanding. A licensed drone pilot, he's able to capture your story from every scale - providing you with the imagery and video content you need for print, social media, or web platforms.

Select Architectural Experience

Principal Financial Group

Master Plan
Corporate 1 Building
Corporate 4 Building & Skywalk
Des Moines, Iowa

Ames Community School District

Ames High School
Ames, Iowa

Des Moines Metro Opera

Des Moines Metro Opera Renovation and Expansion
Des Moines, Iowa

City of West Des Moines

West Des Moines Amphitheater
West Des Moines, Iowa

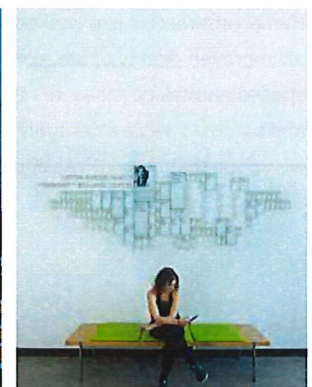
Select Multimedia Experience



Polk County Courts
Drone Footage by Alex Michl



Film: OPN Community Projects
a compilation of interviews, photos and video content captured to share the story of OPN's 40th Anniversary initiative to give back to the communities that have given so much to us.



Civic & Municipal Experience



Locally connected, regionally experienced

OPN Architects has amassed more than 40 years of working in and for cities throughout the Midwest. We have been honored to serve as the architect for projects with cities, counties, city administrations, and city councils. Our work for these civic entities affords us an intimate familiarity with the local authorities, applicable codes, ordinances, and laws in the region and across the Midwest.

Sustainable & High Performing

We build environments that adapt and grow from adversity. We look beyond the building to determine how each unique environment serves its patrons. High-performance, beautifully daylit, sustainable buildings not only create healthier places for city employees to work and community members to visit, they also save money. At the beginning of a project we consider broad-based site and planning analyses before identifying energy-saving systems, time-saving construction methods and healthy materials in order to respect natural resources and minimize a building's environmental impact.

Designing destinations

Human interaction is a vital component of a strong community. When people bond with their friends and neighbors, the entire city benefits from an improved quality of life, community pride, and increased civic participation. We can promote socialization by designing a variety of gathering spaces and taking measures to encourage spontaneous, friendly interactions. A bench on the sidewalk offers acquaintances a spot to sit down and catch up, while a centrally located social hub provides avenues for a casual family outing or city-wide cultural event. The end goal is a vibrant cityscape that magnetizes and connects the people that call it home.

Civic & Municipal Experience

Anamosa Public Library	Iowa Hall of Pride, Des Moines	Polk County Justice Center Annex Renovation
Ankeny Public Library	Iowa Veterans Home Dack & Malloy	Scranton Public Library
Belmond Public Library	Iowa Veterans Home Guard House Repointing	State of Iowa Capitol Dome Restoration
Bloomfield Public Library	Iowa Veterans Home Heinz Hall Study	State of Iowa Capitol Complex Elevator Evaluations
Bremwood Education Community Center	Iowa Veterans Home Transportation Facility	State of Iowa Ola Babcock Basement Waterproofing
Carnegie-Stout Public Library	Iowa Veterans Home Whitehill Auditorium Ramp	State of Iowa Statewide Elevator Code Upgrades
Carroll City Hall & Public Library	Johnson County Emergency Services	State of Iowa Wallace Building Elevator Modernization
Cedar Rapids Animal Care and Control	Johnson County Health and Human Services	State of Iowa Jessie Parker Elevator Modernization
Cedar Rapids Bridge Facility	Johnston City Hall and Feasibility Study	Terrace Hill Governor's Mansion Renovation
Cedar Rapids City Hall Study	Joplin Public Library	Traer Public Library
Cedar Rapids Convention Complex Center	Keokuk Public Library	United States Courthouse, Cedar Rapids
Cedar Rapids Facilities Open House	Keokuk Pump Station	Urbandale Parks and Public Works Maintenance Facility
Cedar Rapids Public Library - Downtown Branch	Keokuk Rand Park Pavilion	Veterans Memorial Auditorium, Des Moines
Cedar Rapids Public Library - Ladd Branch	Linn County Options Building	Washington Public Library
Clive Public Library	Linn County Public Health and Child & Youth Development Services	Waunakee Public Library
Court Avenue Parkade, Iowa City	Madison County Courthouse Dome Restoration	West Des Moines Animal Control Study
Dane County Sheriff's SE Precinct	Madison Fire Station No. 14	West Des Moines City Hall
Dane County Job Center and Neighborhood Intervention Program Security Upgrades	Madison Public Library Maintenance Facility	West Des Moines Human Services Building
Des Moines Fire Training Center	Manchester Public Library	West Des Moines Community Center
Des Moines Municipal Services	Marengo Public Library	West Des Moines Raccoon River Park Boat House
Des Moines Public Library - East Side Branch	Marion Fire Headquarters	West Des Moines Jamie Hurd Amphitheatre
Des Moines Skywalk System Assessments	Marion Streetscape Master Plan	West Liberty Public Library
Dunkerton Public Library	Marshall County Courthouse	West Point Public Library
Exira Public Library	Milwaukee Aircraft Rescue and Fire Fighting	Williamsburg Public Library
Fort Madison Public Library	Moline Public Library	Winterset City Hall
Fourth Avenue Parkade, Cedar Rapids	Monticello Public Library	Winterset Public Library Renovation
General Mitchel Airport Air Rescue and Firefighting Facility	Ola Babcock Basement Waterproofing	Williamsburg Public Library
Greene Square Renovation, Cedar Rapids	Oskaloosa City Hall	
Grimes Public Library Study	Oskaloosa Public Library	
GTC Parkade, Cedar Rapids	Paramount Theatre Restoration, Cedar Rapids	
Harrison Street Parking Facility, Iowa City	Polk County Old Jail Master Plan	
Hedberg Public Library	Polk County Criminal Courts Renovation	
Human Services Building, Cedar Rapids	Polk County Historic Courthouse Restoration	

Library Experience



Fire & Public Safety Experience



Indianola Community School District Experience



Indianola Community School District

Indianola, Iowa

Middle School Addition & Renovation	2012; 200,000 square feet; \$13,880,000	Contact Bernie Brueck, Facilities Director Indianola Community School District (515) 961-9590 ext 1600
Administration Study	2012; N/A; N/A	
Whittier Elementary Addition & Renovation	2014; 60,000 square feet; \$8,100,000	
Irving Elementary Addition & Renovation	2014; 53,000 square feet; \$3,700,000	
Emerson Elementary Addition & Renovation	2014; 55,000 square feet; \$7,100,000	
Indianola High School Addition & Renovation	2014; 210,000 square feet; \$4,100,000	
Stadium Addition & Renovation	2015; 9,000 square feet; \$6,000,000	

In response to growing enrollment and outdated facilities, OPN Architects has worked with the Indianola Community School District staff and community for the past six years to develop a plan to solve immediate needs as well as a detailed phasing schedule for future projects. OPN conducted multiple feasibility studies and assessments and proposed solutions including new construction, renovations, site and athletic facility improvements, security enhancements, and technology upgrades. To date, OPN has assisted the district in an expansion and renovation of the middle school; renovations to Whittier, Irving, and Emerson elementary schools; and multiple phases of projects at the high school, including a three-phased new stadium. In each case, projects were implemented without disruption, and

planned to accommodate students and staff throughout the school year. The largest project — the middle school addition and renovation — involved an administrative office relocation, cafeteria and media center expansion, and an 83,000-square foot addition for fine arts. A large field house — comprised of four athletic courts, recreational and competition tracks, a meeting room, a flexible exercise area, office spaces, and concessions — also was designed to complement the existing two-court gymnasium. As part of the scope of services, OPN provided referendum support to fund the field house addition.

Referendum Support Experience

Successful Strategies

OPN has a strong track record of successful referendum and bond vote support. We always start by listening to the city administration and leadership to understand their goals as well as gather their insights into the community's concerns and past vote outcomes. From those conversations, we collaborate on the creation of marketing pieces that hone in on critical message points and answer common questions.

In 2018, we worked with three school districts — Greene County, Linn-Mar, and Monticello — to construct a narrative around facility needs that led to resounding "yes" votes. In Greene County, voter turnout — with 68.68 percent for, compared to 31.32 against — was virtually unprecedented for school elections at more than 50 percent. Linn-Mar turned the tide after a failed referendum the year prior by redirecting the community dialogue and Monticello broke a 60 year record of failed votes with 70.9 percent of voters saying yes thanks to a grass roots get out the vote effort.

More recently, we've guided both Alburnett and West Branch to successful bond votes. Both experiences reaffirmed our belief that there is a lot to learn after a community votes no on a bond. West Branch had two recent failed attempts working with other partners. By starting fresh with a new perspective and a highly engaged facility committee, the district was able to pass a bond and will be opening construction bids in May. Similarly, Alburnett and OPN listened to the community, went back to the drawing board, reworked the plan and were able to change the narrative around a failed vote in 2019 to secure a super majority yes vote in 2020.

Because each community is unique, no two stories or strategies are the same. Based on our record of success — demonstrated in the list of districts we've worked with below — we are confident we can offer you a tailored engagement plan that will support your bond vote.

Once a vision and strategy has been set, our team is prepared to assist on a variety of levels, from setting a communication strategy to guiding community discussions to providing graphic and written materials for dissemination via social media, the city's website, or through traditional mailers.

Alburnett Community School District

700 Students Enrolled

2020	\$11,640,000	Successful
2019	\$11,640,000	Unsuccessful

Greene County Community Schools

1,215 Students Enrolled

2018	\$21,480,000	Successful
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Indianola Community School District

3,534 Students Enrolled

2013	\$29,000,000	Successful
2010	\$6,880,000	Successful

Linn-Mar Community School District

7,500 Students Enrolled

2018	\$55,000,000	Successful
2017	\$80,000,000	Unsuccessful
2006	\$27,500,000	Successful

Lisbon Community School District

640 Students Enrolled

2011	\$2,390,000	Successful
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Marion Independent School District

2,401 Students Enrolled

2009	\$8,800,000	Successful
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Monticello Community School District

1,063 Students Enrolled

2018	\$15,000,000	Successful
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West Branch Community School District

2,400 Students Enrolled

2019	\$20,000,000	Successful
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College Community School District

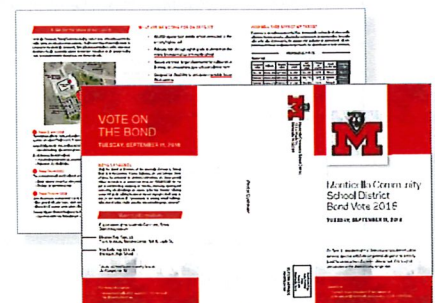
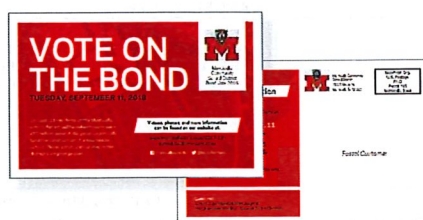
5,600 Students Enrolled

2020	\$54,000,000	Successful
2016	\$49,500,000	Successful
2015	\$49,500,000	Unsuccessful
2012	\$15,000,000	Successful
2006	\$31,000,000	Successful

Sample Materials



OPN-Built
West Branch Bond Webpage



Certificate of Insurance

CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 9/3/2019														
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.																
IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																
PRODUCER TrueNorth PO Box 1863 500 First Street SE Cedar Rapids IA 52406-1863	CONTACT NAME: TrueNorth Risk Management PHONE (A/C, No, Ext): 319-366-2723 FAX (A/C, No): E-MAIL ADDRESS: certs@truenorthcompanies.com															
INSURED OPN Architects, Inc. 200 Fifth Ave SE, Suite 201 Cedar Rapids IA 52401	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Cincinnati Casualty Company</td> <td>28665</td> </tr> <tr> <td>INSURER B : The Cincinnati Insurance Company</td> <td>10677</td> </tr> <tr> <td>INSURER C : Admiral Insurance Company</td> <td>24856</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Cincinnati Casualty Company	28665	INSURER B : The Cincinnati Insurance Company	10677	INSURER C : Admiral Insurance Company	24856	INSURER D :		INSURER E :		INSURER F :	
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B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	EWC 0502688	9/1/2019	9/1/2020	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000									
C	Professional Liability	N		EO00004740201	10/1/2018	10/1/2019	Limit Deductible \$5,000,000 \$100,000									
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) If there is an "Y" in the box for additional insured under General Liability form GA472 applies on a primary basis. Also, form GA210 applies with regards to additional insured on a primary basis and waiver of subrogation is provided, if required by written contract. If there is a "Y" in the box for Additional Insured & Waiver of Subrogation under Auto Liability, form AA 288 applies. If there is a "Y" in the box for Additional insured under Umbrella/ Excess Liability following form applies on a primary basis and and waiver of subrogation is provided, if required by written contract. If there is an "Y" in the box for waiver of subrogation under the Workers Compensation then form WC000313 applies, if required by written contract. Umbrella is excess of general liability, automobile liability and employers liability																
CERTIFICATE HOLDER To Whom It May Concern				CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 												
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opnarchitects.com



AIA[®] Document B104[™] – 2017

Standard Abbreviated Form of Agreement Between Owner and Architect

AGREEMENT made as of the first day of January in the year Two Thousand Twenty One
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

City of Indianola

and the Architect:
(Name, legal status, address and other information)

OPN Architects, Inc.
100 Court Avenue, Suite 100
Des Moines, Iowa 50309

for the following Project:
(Name, location and detailed description)

Indianola City Administration/Library and Fire/Police Buildings Concept Study

Project Number:

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth below:

(State below details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, and other information relevant to the Project.)

OPN Architects will prepare concept documents and assist in preparation of a preliminary budget estimate of costs to support a bond referendum vote.

Site Location:

Indianola

Project's Physical Characteristics:

Insert Description.

Building Program:

City Administration and Community Development

Library

Police

Fire

Owners Estimated Construction Budget:

OPN shall assist with a concept estimate as part of the services provided to assist in establishing the construction and project budget.

§ 1.2 The Owner and Architect may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation. The Owner shall adjust the Owner's budget for

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the Cost of the Work and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

(Paragraphs deleted)

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services set forth in this Agreement consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.2 The Architect shall maintain the following insurance until termination of this Agreement. If any of the requirements set forth below are in addition to the types and limits the Architect normally maintains, the Owner shall pay the Architect as set forth in Section 11.8:

(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability

Commercial General Liability with policy limits of not less than One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury and property damage

.2 Automobile Liability

Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million Dollars (\$1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

.3 Workers' Compensation

Employers' Liability with policy limits not less than Five Hundred Thousand Dollars (\$500,000) each accident, Five Hundred Thousand Dollars (\$500,000) each employee, and Five Hundred Thousand Dollars (\$500,000) policy limit.

.4 Professional Liability

Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Two Million Dollars (\$2,000,000) per claim and Two Million Dollars (\$2,000,000) in aggregate.

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in this Article 3. Services not set forth in this Article 3 are Supplemental or Additional Services.

§ 3.1.1 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on (1) the accuracy and completeness of the services and information furnished by the Owner and (2) the Owner's approvals. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission, or inconsistency in such services or information.

§ 3.1.2 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. Once approved by the Owner and Owner's Representative, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of concept services.

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§ 3.1.3 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.2 Design Phase Services

§ 3.2.1 The Architect shall affirm the program and review other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

§ 3.2.2 The Architect shall discuss with the Owner the Owner's program, schedule, budget for the Cost of the Work, Project site, and alternative approaches to design and construction of the Project. The Architect shall reach an understanding with the Owner regarding the Project requirements.

§ 3.2.3 The Architect shall consider the relative value of alternative materials, building systems and equipment, together with other considerations based on program, aesthetics, and any sustainable objectives, in developing a design for the Project that is consistent with the Owner's schedule and budget for the Cost of the Work.

§ 3.2.4 Based on the Project requirements, the Architect shall prepare Concept Documents for the Owner's approval consisting of drawings and other documents appropriate for the Project and the Architect shall assist with preparation and submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.5 The Architect shall submit the Concept Documents to the Owner and Owner's Representative and request the Owner's approval.

(Paragraphs deleted)

ARTICLE 4 SUPPLEMENTAL AND ADDITIONAL SERVICES

§ 4.1 Supplemental Services are not included in Basic Services but may be required for the Project. Supplemental Services may include programming, site evaluation and planning, environmental studies, civil engineering, landscape design, telecommunications/data, security, measured drawings of existing conditions, coordination of separate contractors or independent consultants, detailed cost estimates, on-site project representation beyond requirements of Section 4.2.2, value analysis, interior architectural design, tenant related services, preparation of record drawings, commissioning, sustainable project services, and any other services not otherwise included in this Agreement.

(Identify below the Supplemental Services that the Architect is required to provide and insert a description of each Supplemental Service, if not further described in an exhibit attached to this document.)

A. Optional Additional Services for Bond Referendum Marketing – OPN Architects can offer services for an additional fee as agreed upon by both parties for services should they be desired by the owner.

§ 4.2 The Architect may provide Additional Services after execution of this Agreement without invalidating the Agreement. Upon recognizing the need to perform Additional Services, the Architect shall notify the Owner. The Architect shall not provide the Additional Services until the Architect receives the Owner's written authorization. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.2 shall entitle the Architect to compensation pursuant to Section 11.3.

§ 4.2.1 The Architect shall provide services necessitated by a change in the Initial Information, changes in previous instructions or approvals given by the Owner, or a material change in the Project including size; quality; complexity; the Owner's schedule or budget for Cost of the Work; or procurement or delivery method as an Additional Service.

(Paragraphs deleted)

§ 4.2.4 If the services covered by this Agreement have not been completed within five (5) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project..

§ 5.2 The Owner and the Owner's Representative shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The Architect shall assist the Owner in updating the Owner's budget for the Project as necessary throughout the duration of the Concept Phase. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project; a written legal description of the site; and services of geotechnical engineers or other consultants, as required, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project.

§ 5.4 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall require that its consultants and contractors maintain insurance, including professional liability insurance, as appropriate to the services or work provided.

§ 5.5 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests; tests for air and water pollution; and tests for hazardous materials.

§ 5.6 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.7 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service.

(Paragraphs deleted)

§ 5.10 Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of, or enforce lien rights.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work also includes the reasonable value of labor, materials, and equipment, donated to, or otherwise furnished by, the Owner. The Cost of the Work does not include the compensation of the Architect; the costs of the land, rights-of-way, financing, or contingencies for changes in the Work; or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work prepared by the Owner's Representative and the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Concept Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar

conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1, as a Supplemental Service.

(Paragraph deleted)

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

(Paragraphs deleted)

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums when due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the authors of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

§ 7.5 Except as otherwise stated in Section 7.3, the provisions of this Article 7 shall survive the termination of this Agreement.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 General

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action against the other and arising out of or related to this Agreement, whether in contract, tort, or otherwise, in accordance with the requirements of the binding dispute resolution method selected in this Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents, and employees of the other, for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A104-2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. The Owner or the Architect, as appropriate, shall require of the

contractors, consultants, agents, and employees of any of them, similar waivers in favor of the other parties enumerated herein.

§ 8.1.3 The Architect and Owner waive consequential damages for claims, disputes or other matters in question, arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement, except as specifically provided in Section 9.6.

§ 8.2 Mediation

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 Mediation, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this Agreement. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.3 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:

(Check the appropriate box.)

- ☐ Arbitration pursuant to Section 8.3 of this Agreement
- ☒ Litigation in a court of competent jurisdiction
- ☐ Other: *(Specify)*

If the Owner and Architect do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.

(Paragraphs deleted)

§ 8.3.4 Consolidation or Joinder

§ 8.3.4.1 Either party, at its sole discretion, may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation; (2) the arbitrations to be consolidated substantially involve common questions of law or fact; and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 8.3.4.2 Either party, at its sole discretion, may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 8.3.4.3 The Owner and Architect grant to any person or entity made a party to an arbitration conducted under this Section 8.3, whether by joinder or consolidation, the same rights of joinder and consolidation as the Owner and Architect under this Agreement.

§ 8.4 The provisions of this Article 8 shall survive the termination of this Agreement.

ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of

performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Owner shall pay the Architect all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, Reimbursable Expenses incurred, and all costs attributable to termination, including the costs attributable to the Architect's termination of consultant agreements.

(Paragraphs deleted)

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A104–2017, Standard Abbreviated Form of Agreement Between Owner and Contractor.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement, including any payments due to the Architect by the Owner prior to the assignment.

§ 10.4 If the Owner requests the Architect to execute certificates or consents, the proposed language of such certificates or consents shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or Architect.

§ 10.6 The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. However, the Architect's materials shall not include information the Owner has identified in writing as confidential or proprietary. The Owner shall provide professional

credit for the Architect in the Owner's promotional materials for the Project. This Section 10.7 shall survive the termination of this Agreement unless the Owner terminates this Agreement for cause pursuant to Section 9.4.

§ 10.8 The invalidity of any provision of the Agreement shall not invalidate the Agreement or its remaining provisions. If it is determined that any provision of the Agreement violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Agreement shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Agreement.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services for Concept Design described under Article 3, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum

(Paragraphs deleted) The professional fee for developing the scope of services outlined in this proposal will be a lump sum fixed fee of **Twenty-Seven Thousand and Five Hundred Dollars (\$27,500.00)** plus additional services if necessary. Reimbursables are included in this fee.

(Paragraphs deleted)

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus ten percent (10 %), or as follows:

(Paragraphs deleted)

(Table deleted)

(Paragraph deleted)

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

Refer to OPN Hourly rates for 2020 attached as Exhibit A

Employee or Category	Rate
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(Paragraphs deleted)

§ 11.9 Payments to the Architect

(Paragraphs deleted)

§ 11.9.2 Progress Payments

§ 11.9.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

(Insert rate of monthly or annual interest agreed upon.)

10 % Ten Percent

§ 11.9.2.2 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.9.2.3 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS

Special terms and conditions that modify this Agreement are as follows:

(Include other terms and conditions applicable to this Agreement.)

N/A

ARTICLE 13 SCOPE OF THE AGREEMENT

§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents identified below:

.1 AIA Document B104™–2017, Standard Abbreviated Form of Agreement Between Owner and Architect

.2

(Paragraphs deleted)

Exhibits:

(Clearly identify any other exhibits incorporated into this Agreement, including any exhibits identified in Section 4.1.)

Exhibit A – OPN Hourly Rates 2020

.3 Other documents:

(List other documents, if any, including additional scopes of service forming part of the Agreement.)

N/A

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

(Printed name and title)

ARCHITECT *(Signature)*

Danielle Hermann AIA, Associate Principal

(Printed name, title, and license number, if required)

Additions and Deletions Report for AIA® Document B104™ – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 11:07:16 ET on 11/12/2020.

PAGE 1

AGREEMENT made as of the first day of January in the year Two Thousand Twenty One

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City of Indianola

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OPN Architects, Inc.
100 Court Avenue, Suite 100
Des Moines, Iowa 50309

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Indianola City Administration/Library and Fire/Police Buildings Concept Study

...

Project Number:

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OPN Architects will prepare concept documents and assist in preparation of a preliminary budget estimate of costs to support a bond referendum vote.

Site Location:

Indianola

Project's Physical Characteristics:

Insert Description.

Building Program:

City Administration and Community Development

Library

Police

Fire

Owners Estimated Construction Budget:

OPN shall assist with a concept estimate as part of the services provided to assist in establishing the construction and project budget.

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~~§ 1.3 The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.~~

~~§ 1.3.1 Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™ 2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.~~

...

Commercial General Liability with policy limits of not less than One Million Dollars (\$1,000,000) for each occurrence and Two Million Dollars (\$2,000,000) in the aggregate for bodily injury and property damage

...

Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Architect with policy limits of not less than One Million Dollars (\$1,000,000) per accident for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

...

Employers' Liability with policy limits not less than Five Hundred Thousand Dollars (\$500,000) each accident, Five Hundred Thousand Dollars (\$500,000) each employee, and Five Hundred Thousand Dollars (\$500,000) policy limit.

...

Professional Liability covering negligent acts, errors and omissions in the performance of professional services with policy limits of not less than Two Million Dollars (\$2,000,000) per claim and Two Million Dollars (\$2,000,000) in aggregate.

...

~~§ 3.1 The Architect's Basic Services consist of those described in this Article 3 and include usual and customary structural, mechanical, and electrical engineering services.~~ 3. Services not set forth in this Article 3 are Supplemental or Additional Services.

...

~~§ 3.1.2 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. Once approved by the Owner, Owner and Owner's Representative, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction-concept services.~~

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~~§ 3.2.1 The Architect shall review-affirm the program and review other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.~~

...

§ 3.2.4 Based on the Project requirements, the Architect shall prepare Design-Concept Documents for the Owner's approval consisting of drawings and other documents appropriate for the Project and the Architect shall ~~prepare~~ assist with preparation and submit to the Owner an estimate of the Cost of the Work prepared in accordance with Section 6.3.

§ 3.2.5 The Architect shall submit the Design-Concept Documents to the ~~Owner~~, Owner and Owner's Representative and request the Owner's approval.

§ 3.3 Construction Documents Phase Services

§ 3.3.1 Based on the Owner's approval of the Design Documents, the Architect shall prepare for the Owner's approval Construction Documents consisting of Drawings and Specifications setting forth in detail the requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.4.4.

§ 3.3.2 The Architect shall incorporate the design requirements of governmental authorities having jurisdiction over the Project into the Construction Documents.

§ 3.3.3 The Architect shall submit the Construction Documents to the Owner, update the estimate for the Cost of the Work and advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.3.4 The Architect, following the Owner's approval of the Construction Documents and of the latest estimate of the Cost of the Work, shall assist the Owner in obtaining bids or proposals and awarding and preparing contracts for construction.

§ 3.4 Construction Phase Services

§ 3.4.1 General

§ 3.4.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A104™ 2017, Standard Abbreviated Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A104 2017, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.4.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.4.1.3 Subject to Section 4.2, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.4.2 Evaluations of the Work

§ 3.4.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.2.2, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work.

§ 3.4.2.2 The Architect has the authority to reject Work that does not conform to the Contract Documents and has the authority to require inspection or testing of the Work.

§ 3.4.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 3.4.2.4 When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 3.4.2.5 The Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.4.3 Certificates for Payment to Contractor

§ 3.4.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.4.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified.

§ 3.4.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.4.4 Submittals

§ 3.4.4.1 The Architect shall review and approve, or take other appropriate action, upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or any construction means, methods, techniques, sequences or procedures.

§ 3.4.4.2 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review and take appropriate action on Shop Drawings and other submittals related to the Work designed or certified by the Contractor's design professional, provided the submittals bear such professional's seal and signature when submitted to the Architect. The review shall be for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect shall be entitled to rely upon, and shall not be responsible for, the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals.

§ 3.4.4.3 The Architect shall review and respond to written requests for information about the Contract Documents. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness.

§ 3.4.5 Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to Section 4.2.3, the

Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.4.6 Project Completion

The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; forward to the Owner, for the Owner's review and records; written warranties and related documents required by the Contract Documents and received from the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating that, to the best of the Architect's knowledge, information, and belief, the Work complies with the requirements of the Contract Documents.

§ 4.1 Supplemental Services are not included in Basic Services but may be required for the Project. The Architect shall provide the Supplemental Services indicated below, and the Owner shall compensate the Architect as provided in Section 11.2. Supplemental Services may include programming, site evaluation and planning, environmental studies, civil engineering, landscape design, telecommunications/data, security, measured drawings of existing conditions, coordination of separate contractors or independent consultants, detailed cost estimates, on-site project representation beyond requirements of Section 4.2.2, value analysis, interior architectural design, tenant related services, preparation of record drawings, commissioning, sustainable project services, and any other services not otherwise included in this Agreement.

...

A. Optional Additional Services for Bond Referendum Marketing – OPN Architects can offer services for an additional fee as agreed upon by both parties for services should they be desired by the owner.

...

§ 4.2.2 The Architect has included in Basic Services — (—) visits to the site by the Architect during construction. The Architect shall conduct site visits in excess of that amount as an Additional Service.

§ 4.2.3 The Architect shall, as an Additional Service, provide services made necessary by a Contractor's proposed change in the Work. The Architect shall prepare revisions to the Architect's Instruments of Service necessitated by Change Orders and Construction Change Directives as an Additional Service.

§ 4.2.4 If the services covered by this Agreement have not been completed within five (5) months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

PAGE 5

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Project.

§ 5.2 The Owner and the Owner's Representative shall establish the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. The ~~Owner shall update~~ Architect shall assist the Owner in updating the Owner's budget for the Project as necessary throughout the duration of the ~~Project until final completion-Concept Phase.~~ If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project; a written legal description of the site; and services of geotechnical engineers or other consultants, as required, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project.

...

~~§ 5.8 The Owner shall endeavor to communicate with the Contractor through the Architect about matters arising out of or relating to the Contract Documents.~~

~~§ 5.9 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.~~

...

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and shall be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, and the preliminary estimate of the Cost of the Work ~~and updated estimates of the Cost of the Work prepared by prepared by the Owner's Representative and~~ the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work, or from any estimate of the Cost of the Work, or evaluation, prepared or agreed to by the Architect.

§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the ~~Contract-Concept~~ Documents; to recommend reasonable adjustments in the program and scope of the Project; and to include design alternates as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requires a detailed estimate of the Cost of the Work, the Architect shall provide such an estimate, if identified as the Architect's responsibility in Section 4.1, as a Supplemental Service.

~~§ 6.4 If, through no fault of the Architect, construction procurement activities have not commenced within 90 days after the Architect submits the Construction Documents to the Owner the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.~~

~~§ 6.6 If the Owner's current budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall~~

- ~~1 — give written approval of an increase in the budget for the Cost of the Work;~~
- ~~2 — authorize rebidding or renegotiating of the Project within a reasonable time;~~
- ~~3 — terminate in accordance with Section 9.5;~~
- ~~4 — in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or~~
- ~~5 — implement any other mutually acceptable alternative.~~

~~§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. If the Owner requires the Architect to modify the Construction Documents because the lowest bona fide bid or negotiated proposal exceeds the Owner's budget for the Cost of the Work due to market conditions the Architect could not reasonably anticipate, the Owner shall compensate the Architect for the modifications as an Additional Service pursuant to Section 11.3; otherwise the Architect's services shall be without additional compensation. In any event, the Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.~~

PAGE 6

§ 7.3 The Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations under this Agreement, including prompt payment of all sums when due pursuant to Article 9 and Article 11. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. ~~The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service, subject to any protocols established pursuant to Section 1.3, solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.~~

PAGE 7

[X] Litigation in a court of competent jurisdiction

...

§ 8.3 Arbitration

§ 8.3.1 If the parties have selected arbitration as the method for binding dispute resolution in this Agreement, any claim, dispute or other matter in question arising out of or related to this Agreement subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement.

§ 8.3.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the claim, dispute or other matter in question would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the claim, dispute or other matter in question.

§ 8.3.2 The foregoing agreement to arbitrate, and other agreements to arbitrate with an additional person or entity duly consented to by parties to this Agreement, shall be specifically enforceable in accordance with applicable law in any court having jurisdiction thereof.

§ 8.3.3 The award rendered by the arbitrator(s) shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

PAGE 8

§ 9.7 In addition to any amounts paid under Section 9.6, if the Owner terminates this Agreement for its convenience pursuant to Section 9.5, or the Architect terminates this Agreement pursuant to Section 9.3, the Owner shall pay to the Architect the following fees:

(Set forth below the amount of any termination or licensing fee, or the method for determining any termination or licensing fee.)

.1 — Termination Fee:

.2 — Licensing Fee if the Owner intends to continue using the Architect's Instruments of Service:

§ 9.8 Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

§ 11.1 For the Architect's Basic Services for Concept Design described under Article 3, the Owner shall compensate the Architect as follows:

.1 Stipulated Sum

(Insert amount)

.2 Percentage Basis

(Insert percentage value)

_____ () % of the Owner's budget for the Cost of the Work, as calculated in accordance with Section 11.6.

.3 Other

(Describe the method of compensation)

The professional fee for developing the scope of services outlined in this proposal will be a lump sum fixed fee of **Twenty-Seven Thousand and Five Hundred Dollars (\$27,500.00)** plus additional services if necessary. Reimbursables are included in this fee.

...

§ 11.2 For Supplemental Services identified in Section 4.1, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.2, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

§ 11.4 Compensation for Supplemental and Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus ten percent (10 %), or as follows:

...

§ 11.5 Where compensation for Basic Services is based on a stipulated sum or percentage of the Cost of the Work, the compensation for each phase of services shall be as follows:

Design Phase	percent (	%)
Construction Documents	percent (	%)
Phase		
Construction Phase	percent (	%)
Total Basic Compensation	one hundred percent (	100 %)

§ 11.6 When compensation identified in Section 11.1 is on a percentage basis, progress payments for each phase of Basic Services shall be calculated by multiplying the percentages identified in this Article by the Owner's most recent budget for the Cost of the Work. Compensation paid in previous progress payments shall not be adjusted based on subsequent updates to the Owner's budget for the Cost of the Work.

§ 11.6.1 When compensation is on a percentage basis and any portions of the Project are deleted or otherwise not constructed, compensation for those portions of the Project shall be payable to the extent services are performed on

those portions. The Architect shall be entitled to compensation in accordance with this Agreement for all services performed whether or not the Construction Phase is commenced.

...

Refer to OPN Hourly rates for 2020 attached as Exhibit A

...

§ 11.8 Compensation for Reimbursable Expenses

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic, Supplemental, and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

- ~~.1~~ Transportation and authorized out of town travel and subsistence;
- ~~.2~~ Long distance services, dedicated data and communication services, teleconferences, Project web sites, and extranets;
- ~~.3~~ Permitting and other fees required by authorities having jurisdiction over the Project;
- ~~.4~~ Printing, reproductions, plots, and standard form documents;
- ~~.5~~ Postage, handling, and delivery;
- ~~.6~~ Expense of overtime work requiring higher than regular rates if authorized in advance by the Owner;
- ~~.7~~ Renderings, physical models, mock ups, professional photography, and presentation materials requested by the Owner or required for the Project;
- ~~.8~~ Expense of professional liability insurance dedicated exclusively to this Project or the expense of additional insurance coverage or limits requested by the Owner in excess of that normally maintained by the Architect and the Architect's consultants;
- ~~.9~~ All taxes levied on professional services and on reimbursable expenses;
- ~~.10~~ Site office expenses; and
- ~~.11~~ Other similar Project related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus ~~percent ()~~ percent () of the expenses incurred.

§ 11.9.1 Initial Payment

An initial payment of ~~(\$)~~ shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.9.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid sixty (60) days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.

...

10 % Ten Percent

PAGE 10

N/A

...

- .2** AIA Document E203™ 2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203 2013 incorporated into this agreement.)

3 Exhibits:

...

Exhibit A – OPN Hourly Rates 2020

4 3 Other documents:

...

N/A

...

Danielle Hermann AIA, Associate Principal

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, _____, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 11:07:16 ET on 11/12/2020 under Order No. 3279805824 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document B104™ – 2017, Standard Abbreviated Form of Agreement Between Owner and Architect, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

(Signed)

(Title)

(Dated)

City of Indianola
RESOLUTION NO 2020-

**RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH OPN ARCHITECTS FOR
ARCHITECTURAL PRE-DESIGN SERVICES**

WHEREAS, the City of Indianola ("City") is in need of architectural pre-design services ("Services") for the Municipal Building and Public Library; and

WHEREAS, the Fiscal Year 2020-21 municipal budget includes funding in the amount of \$75,000 for the Services; and

WHEREAS, a Request for Proposals (RFP) was published on October 28, 2020 which resulted in eight proposals; and

WHEREAS, after a thorough review of the submitted proposals and interviews with four of the responding firms, the review committee concluded that OPN Architects best met the criteria identified in the RFP; and

WHEREAS, the review committee recommends OPN Architects be awarded an agreement to provide the Services in the amount of \$27,500; and

WHEREAS, OPN Architects identified optional services offered, which includes bond referendum support; and

WHEREAS, given the extremely favorable pricing for the Services, the committee also recommends the City Council consider including optional services regarding bond referendum support in the amount of \$12,000 as part of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola that OPN Architects is chosen to perform architectural pre-design services for the City.

BE IT FURTHER RESOLVED that the agreement with OPN Architects shall include bond referendum support services.

BE IT FURTHER RESOLVED that the Mayor or City Manager are hereby authorized to execute necessary documents with OPN Architects.

Passed and approved this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 12/21/2020

Information

Subject

Resolution authorizing a Professional Services Agreement with Formation Group for \$15,000.

Information

In 2018, following a competitive selection process, the City entered into a professional services agreement with Formation Group to provide for services as part of the City Hall/Library and Public Safety buildings project. The Formation Group recently completed the remaining action item (develop and coordinate the RFP process for architectural pre-design services). The results from the RFP process for architectural pre-design services may be found in agenda item ___ of this meeting packet. If that item is approved, the City will require additional services from Formation Group for the management of the next phase of the City Hall/Library and Public Safety buildings project. Consistent with the City's purchasing policy, City Staff recommends approval of the professional services agreement with the Formation Group for the additional services. The price for these services is for an amount not to exceed \$15,000. This amount is factored in the budgeted amount of \$75,000 for this overall project. If both items are approved, the City will be under budget by \$17,500.

Roll call is in order.

Fiscal Impact

Attachments

Resolution Authorizing Agreement
Professional Services Agreement

City of Indianola
RESOLUTION NO 2020-

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT
WITH FORMATION GROUP FOR \$15,000**

WHEREAS, in 2018, following a competitive selection process, the City entered into a professional services agreement with Formation Group to provide for services as part of the City Hall/Library and Public Safety buildings project; and

WHEREAS, Formation Group recently developed and coordinated the RFP process for architectural pre-design services; and

WHEREAS, the results from the RFP process may be found in agenda item 8B3a of this meeting packet; and

WHEREAS, if that item is approved, the City will require additional services from Formation Group for the management of the next phase of the City Hall/Library and Public Safety buildings project; and

WHEREAS, City Staff recommends approval of the professional services agreement with Formation Group for the additional services as attached; and

WHEREAS, the price for these services shall not exceed \$15,000; and

WHEREAS, if both agenda items are approved, the City will be under the budgeted amount of \$75,000 for this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the Professional Services Agreement with Formation Group of Des Moines, Iowa is hereby approved and the Mayor or City Manager are hereby authorized and directed to execute the Agreement on behalf of the City.

Passed this 21st day of December 2020.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 16th day of December 2020, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as “CITY,” and **FORMATION GROUP** of Des Moines, Iowa hereinafter referred to as “SERVICE PROVIDER” for project management of the Library/City Hall/Public Safety Facility pre-architecture and bond referendum marketing phase hereinafter referred to as “SERVICES”.

WHEREAS, the SERVICE PROVIDER and CITY were parties to a May 6, 2019 agreement, which is provided as Exhibit A;

WHEREAS, the City requires additional SERVICES, which is provided as Exhibit B; and

WHEREAS, it is determined that the SERVICE PROVIDER is best suited to meet the CITY’s needs for the SERVICES.

NOW, THEREFORE, THE PARTIES HEREBY MUTUALLY AGREE AS FOLLOWS:

The parties hereby agree to be bound by the terms and conditions and all promises contained in Exhibits A and B. In addition, the parties agree as follows:

1. SERVICE PROVIDER shall indemnify and save harmless CITY, its agents, servants and employees from and against any claim, demand or cause of action arising out of negligent or intentional act or error or omission of SERVICE PROVIDER, its agent, servants or employees in the performance of services under this agreement, whether direct or indirect, except that SERVICE PROVIDER shall not be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of CITY or any of its officers, agent or employees.

The execution of the agreement by SERVICE PROVIDER shall obligate SERVICE PROVIDER to comply with the foregoing indemnification provision, however, the collateral obligation of insuring this indemnity must be complied with as set forth below.

2. SERVICE PROVIDER shall not commence operations and/or labor pursuant to the terms of this agreement until certification of proof of insurance detailing terms and provisions of coverage has been received and approved by the CITY. Minimum insurance coverage shall be required as set forth in Exhibit “C”.

3. This agreement may be terminated by either party for cause or by CITY for convenience upon fourteen (14) days’ written notice by the terminating party to the other party of such termination in which event SERVICE PROVIDER will be paid its compensation for services actually performed to termination date. “Cause” is defined to be, but not limited to, violation of any of the covenants, duties or terms of this Agreement. In the event that SERVICE PROVIDER abandons this Agreement or causes it to be terminated, SERVICE PROVIDER shall indemnify CITY against any loss resulting from this termination.

4. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document.

IN WITNESS WHEREOF, the parties to this Agreement have set their hands on the day and year first written above.

“CITY”

CITY OF INDIANOLA

By: _____

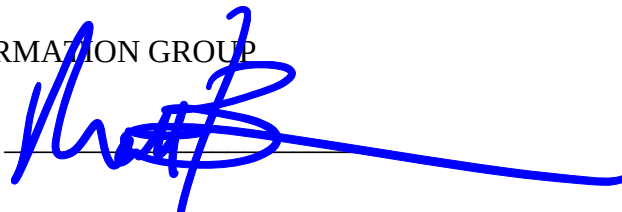
Ryan J. Waller, City Manager

Attest: _____

Andrew J. Lent, City Clerk

“SERVICE PROVIDER”

FORMATION GROUP

By:  _____

Name: _Matt Brown_____

Title: _President_____

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 6th day of May 2019, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and **FORMATION GROUP** of Des Moines, Iowa hereinafter referred to as "SERVICE PROVIDER" for the assessment of the City Hall/Public Safety Facility.

WHEREAS, the CITY is needing a continued assessment to refine Police and Fire Space program, determine solution for City Hall staff and remediate current wayfinding, security and environmental issues in existing building. The additional scope of the City Hall/Public Safety Facility Part 1, 2, 3 is hereinafter referred to as "Services"; per Exhibit A.

WHEREAS, the SERVICE PROVIDER was determined by the City Council to be the best suited to meet the CITY's needs for the Services.

NOW, THEREFORE, THE PARTIES HEREBY MUTUALLY AGREE AS FOLLOWS:

The parties hereby agree to be bound by the terms and conditions and all promises contained in the proposal submitted by the SERVICE PROVIDER to the CITY, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference as if set out in full. In addition, the parties agree as follows:

1. SERVICE PROVIDER shall indemnify and save harmless CITY, its agents, servants and employees from and against any claim, demand or cause of action arising out of negligent or intentional act or error or omission of SERVICE PROVIDER, its agent, servants or employees in the performance of services under this agreement, whether direct or indirect, except that SERVICE PROVIDER shall not be liable under this section for damages arising out of injury or damage to persons or property directly caused or resulting from the sole negligence of CITY or any of its officers, agent or employees.

The execution of the agreement by SERVICE PROVIDER shall obligate SERVICE PROVIDER to comply with the foregoing indemnification provision, however, the collateral obligation of insuring this indemnity must be complied with as set forth below.

2. SERVICE PROVIDER shall not commence operations and/or labor pursuant to the terms of this agreement until certification of proof of insurance detailing terms and provisions of coverage has been received and approved by the CITY. Minimum insurance coverage shall be required as set forth in Exhibit "C".

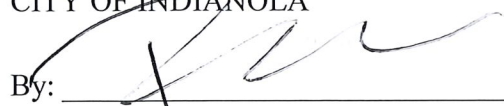
3. This agreement may be terminated by either party for cause or by CITY for convenience upon fourteen (14) days' written notice by the terminating party to the other party of such termination in which event SERVICE PROVIDER will be paid its compensation for services actually performed to termination date. "Cause" is defined to be, but not limited to, violation of any of the covenants, duties or terms of this Agreement. In the event that SERVICE PROVIDER abandons this Agreement or causes it to be terminated, SERVICE PROVIDER shall indemnify CITY against any loss resulting from this termination.

4. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document.

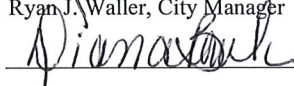
IN WITNESS WHEREOF, the parties to this Agreement have set their hands on the day and year first written above.

"CITY"

CITY OF INDIANOLA

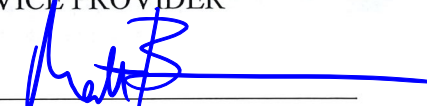
By: 

Ryan J. Waller, City Manager

Attest: 

Diana Bowlin, City Clerk

SERVICE PROVIDER

By: 

Name: MATT BROWN

Title: PRESIDENT



Exhibit A

City Hall/Public Safety Facility – Part 1, 2, 3

Part 1 (3-6 months) \$25,780 Formation Group fee + \$13,450 per the attached fee proposal

- Address issues related to wayfinding, accessibility and security
- Engage environmental engineer to conduct building assessment and testing
- Validate departmental space planning needs to reduce operational inefficiencies
- Evaluate comparable building energy use and operational expenses for ongoing budget savings
- Evaluate other City owned site opportunities to accommodate space program deficit

Part 2 (6-12 months) \$16,000 Formation Group fee

- Establish schedule, project constraints and ongoing facility operational needs (Police/Fire/City Admin)
- Work with the City to establish project responsibilities and funding strategy
- Prepare a project budget including all soft costs for design, building construction, equipment, technology, security and administration, contingency and other related costs

Part 3 (12-24 months) \$5,730 Formation Group Request for Proposal development fee

- Develop request for proposals and contract for design services

Hours Matrix - Indianola Next Steps

Task	Time Duration (Weeks)	Matt Brown			Ben Hayes			Paula Sanders			Grand Total
		Hours	Rate	Total	Hours	Rate	Total	Hours	Rate	Total	
Part 1	26										
\$Address issues related to wayfinding, accessibility and security.		8	\$ 225	\$ 1,800	12	\$ 120	\$ 1,440	4	\$ 50	\$ 200	\$ 3,440
\$Engage environmental engineer to conduct building assessment and testing.		6	\$ 225	\$ 1,350	12	\$ 120	\$ 1,440	2	\$ 50	\$ 100	\$ 2,890
\$Validate departmental space planning needs to reduce operational efficiencies.		32	\$ 225	\$ 7,200	12	\$ 120	\$ 1,440	16	\$ 50	\$ 800	\$ 9,440
\$Evaluate comparable building energy use and operational expenses for ongoing savings.		6	\$ 225	\$ 1,350	6	\$ 120	\$ 720	2	\$ 50	\$ 100	\$ 2,170
\$Evaluate other City owned site opportunities to accommodate space program deficit.		16	\$ 225	\$ 3,600	32	\$ 120	\$ 3,840	8	\$ 50	\$ 400	\$ 7,840
Part 2	52										\$ 25,780
\$Establish schedule, project constraints and ongoing facility operational needs.		8	\$ 225	\$ 1,800	16	\$ 120	\$ 1,920	2	\$ 50	\$ 100	\$ 3,820
\$Work with the City to establish project responsibilities and funding strategy.		12	\$ 225	\$ 2,700	12	\$ 120	\$ 1,440	4	\$ 50	\$ 200	\$ 4,340
\$Prepare a project budget including all soft costs for design, building construction, equipment, technology, security and administration, contingency and other related costs.		16	\$ 225	\$ 3,600	32	\$ 120	\$ 3,840	8	\$ 50	\$ 400	\$ 7,840
Part 3	2yrs										
\$RFP design services.		10	\$ 225	\$ 2,250	24	\$ 120	\$ 2,880	12	\$ 50	\$ 600	\$ 5,730
\$Develop schematic design concepts and refine project budget.		TBD									
		114			158			58			\$ 47,510

Note that the Formation Group fee does not include environmental studies cost. This scope would be contracted directly with environmental engineer, and coordinated by Formation Group.
Environmental engineer fees \$13,450 per attached proposal



Professional Services Agreement

Project:	Asbestos & Lead-Based Paint Survey		
Property:	Indianola Municipal Building	Date:	4/22/2019

Client:	City of Indianola		
Contact:	Ryan Waller, City Manager		
Address:	110 North 1st Street		
City/State/Zip:	Indianola, Iowa 50125		
Phone:	515-962-5274		
Email:	rwaller@indianolaiaowa.gov		

AGREEMENT made this 22nd day of April, 2019, by and between the service provider, Impact7G, Inc. ("Impact7G") and City of Indianola ("Client").

WHEREAS, the Client intends to engage the services of Impact7G to: Asbestos Containing Material (ACM) and Lead-Based Paint (LBP) consulting services.

WHEREAS, Impact7G agrees to provide said services pursuant to the terms of this Agreement.

NOW THEREFORE, the parties agree as follows:

1. **Project**

Impact7G agrees to complete an ACM Survey and LBP Survey compliant with state and federal regulations. It is our understanding that the Client is preparing for a major renovation of the structure.

2. **Scope of Services**

ACM Survey

Impact7G will review existing inspection reports, if available, for the existing structure and develop a sampling strategy for the subject property. A State of Iowa licensed asbestos inspector will perform the surveys by collecting samples of all suspect materials. The sampling strategy will be consistent with appropriate OSHA Regulation 1926.1101 and 40 CFR Part 61 – National Emission Standards for Hazardous Air Pollutants (NESHAPs). The samples collected will be analyzed by a certified laboratory, for asbestos content via the polarized light microscopy method. Sampling of the structure will consist of developing a survey protocol, determining what materials will be sampled, what materials will be presumed/assumed (if any), identifying all homogeneous spaces within the structure and quantification of all asbestos containing materials. All associated field notes, chain of custody forms, and sample identification will be checked for accuracy and completeness and documented by the Impact7G Project Manager. It will also be the role of the Project Manager to inspect the data and provide final review and approval to ensure that it meets industry standard sampling requirements.

As this survey will include samples of the roof and roofing components (unless otherwise directed), Impact7G makes no guarantee of the integrity of the roofs following sampling procedures. Impact7G will patch all roof samples with roofing compound to best of our abilities. Impact7G recommends having a certified roofing contractor inspect all sample locations as a result of the survey if the structure is not scheduled for demolition. It is our understanding that this structure is to be renovated and is currently occupied, therefore, Impact7G will use discrete sampling measures to collect building material samples throughout the structure. Impact7G will not be repairing sample locations.

LBP Survey

Impact7G will complete a LBP Survey of the property to identify sources of LBP. A State of Iowa licensed LBP inspector will perform the survey. The inspector will collect samples of all painted surfaces and components within the structure for LBP using an X-Ray Fluorescence (XRF) analyzer. Paint chip samples may be collected from inconclusive or positive XRF readings and submitted to a certified laboratory for analysis. Additional XRF readings will be collected from the exterior of the structure. By collecting XRF readings from all painted surfaces from within the structure, and from the exterior of the structure, a comprehensive LBP inventory can be developed.

The sampling strategy will be consistent with state and federal guidelines.

Reporting and Site Meeting

Impact7G will prepare a final report for ACMs and LBP that will consist of methods and conditions with estimated quantities, laboratory results, photographic documentation, and sample locations. Based on the proposed renovations to occur at the property, specific recommendations can be made for building components identified as ACM and LBP containing. Such recommendations may include, but are not limited to, enclosure, encapsulation, and/or removal and will be dependent on the proposed use of the property. Impact7G will present the findings with the Client at the property to go over in detail all areas that require remediation.

3. Impact7G Responsibilities Impact7G hereby agrees to:

- (i) Provide the professional services as set forth in this Agreement; and
- (ii) Perform said services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality.

4. Client Responsibilities Client hereby agrees to:

- (i) Provide a knowledgeable representative of the Property, who will be available to coordinate all on-site work;
- (ii) Provide unrestricted access to the Property for Impact7G to perform the services; and
- (iii) Provide copies of any previously-completed reports that may be pertinent to this Project.

5. Schedule

The Project will commence immediately upon receipt of the executed Professional Services Agreement (PSA) from the Client. Impact7G anticipates being able to complete the Surveys within approximately four to six weeks of receiving the PSA.

6. **Project Cost, Payment and Termination**

The Client shall pay Impact7G the Lump Sum Cost of Thirteen Thousand Four Hundred Fifty dollars (\$13,450.00) for the performance of this Agreement. Direct costs such as communications, postage, routine printing and copying are not invoiced separately, but are included with the Lump Sum to streamline the accounting process and reduce overhead costs.

Tasks: Indianola Municipal Building	Cost
ACM & LBP Survey	\$13,450.00
TOTAL	\$13,450.00

Invoices for Impact7G's services will be submitted upon project completion. Invoices shall be due and payable upon receipt. If any invoice is not paid within 30 days, Impact7G may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, suspend or terminate the performance of services.

7. **Work Product** All reports, plans, specifications, field data, field notes, laboratory test data, calculations, estimates and other documents including all documents on electronic media prepared by Impact7G as instruments of service shall remain the property of Impact7G.

All project documents including, but not limited to, plans and specifications furnished by Impact7G under this project are intended for use on this project only. Any reuse, without specific written verification or adoption by Impact7G, shall be at the Client's sole risk, and Client shall defend, indemnify and hold harmless Impact7G from all claims, damages and expenses including attorney's fees arising out of or resulting therefrom.

Under no circumstances shall delivery of electronic files for use by the Client be deemed a sale by Impact7G, and Impact7G makes no warranties, either express or implied, of merchantability and fitness for any particular purpose. In no event shall Impact7G be liable for indirect or consequential damages as a result of the Client's use or reuse of the electronic files.

Because electronic file information can be easily altered, corrupted, or modified by other parties, either intentionally or inadvertently, without notice or indication, Impact7G reserves the right to remove itself from its ownership and/or involvement in the material from each electronic medium not held in its possession. Client shall retain copies of the work performed by Impact7G in electronic form only for information and use by Client for the specific purpose for which Impact7G was engaged. Said material shall not be used by Client or transferred to any other party, for use in other projects, additions to this project, or any other purpose for which the material was not strictly intended by Impact7G without Impact7G's expressed written permission. Any unauthorized use or reuse or modifications of this material shall be at Client's sole risk. Furthermore, the Client agrees to defend, indemnify, and hold Impact7G harmless from all claims, injuries, damages, losses, expenses, and attorney's fees arising out of the modification or reuse of these materials.

8. **Project Site** The Client agrees that it shall be solely responsible for job site safety and warrants that this intent shall be made evident in the Client's agreements with any third parties. The Client also agrees that Impact7G and Impact7G's consultants shall be indemnified and shall be made additional insureds on the Client's general liability policies on a primary and non-contributory basis.

9. **Claims and Disputes** Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or Impact7G. Impact7G's services under this Agreement are being performed solely for the Client's benefit, and

no other party or entity shall have any claim against Impact7G because of this Agreement or the performance or nonperformance of services hereunder. The Client and Impact7G agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors and other entities involved in this Project to carry out the intent of this provision.

The Client shall make no claim for professional negligence, either directly or in a third party claim, against Impact7G unless the Client has first provided Impact7G with a written certification executed by an independent professional currently practicing in the same discipline as Impact7G and licensed in the State in which the claim arises.

10. **Limited Liability** The Client agrees, to the fullest extent permitted by law, to limit the liability of Impact7G and Impact7G's officers, directors, partners, employees, shareholders, owners and subconsultants to the Client for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert witness fees and costs, so that the total aggregate liability of Impact7G and its officers, directors, partners, employees, shareholders, owners and subconsultants to all those named shall not exceed \$50,000. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

11. **Mediation** In an effort to resolve any conflicts that arise during the project or following the completion of the project, the Client and Impact7G agree that all disputes between them arising out of or relating to this Agreement shall be submitted to non-binding mediation unless the parties mutually agree otherwise. The Client and Impact7G further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with subcontractors, sub-consultants, suppliers or fabricators so retained, thereby providing for mediation as the primary method for dispute resolution between the parties to those agreements.

12. **Attorney's Fees** If litigation arises for purposes of collecting fees or expenses due under this Agreement, the Court in such litigation shall award reasonable costs and expenses, including attorney fees, to the prevailing party. In awarding attorney fees, the Court shall not be bound by any Court fee schedule, but shall, in the interest of justice, award the full amount of costs, expenses, and attorney fees paid or incurred in good faith.

13. **Controlling Law** This Agreement shall be construed and enforced in accordance with the laws of the state of Iowa.

14. **Assignment** Neither the Agreement nor any of the rights or obligations arising under the Agreement may be assigned without prior written consent.

This agreement is approved and accepted by the Client and Impact7G upon both parties signing and dating the agreement. The effective date of the agreement shall be the last date entered below.

City of Indianola

Impact7G, Inc.

Accepted by:



Project
Manager:



Printed/

Typed Name: MATT BROWN

Printed/

Typed Name: Ryan Peterson

Title:

PRESIDENT

Date:

4/22/2019

Date:

5/31/19



Exhibit B

Library/City Hall/Public Safety Facility Project Management

Pre-Architecture and Bond Marketing

Pre-Architecture and Bond Marketing Project Management (10 month duration)

\$15,000 Formation Group hourly, not to exceed fee including reimbursables, amending the original fee proposal, signed May 6, 2019.

- Assist City with establishing architect contract and continue with architect contract administration.
- Engage architect to establish project process, timeline and deliverable expectations.
- Review departmental space planning needs with architect.
- Review process and documents prepared by Formation Group 2018-2020.
- Establish and participate in regular committee reviews.
- Prepare staff/Council process updates.
- Monitor architect development of bond referendum marketing process and assist City with execution.

Project Timeline:

Indianola Municipal Building - Master Schedule			2020										2021											
Project Timeline and Milestones		Start	Finish	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Schedule																								
Staff Meeting	22-Jul-20																							
Council Meeting	Oct TBD																							
RFP Approved	Oct TBD																							
RFP Solicitation	Oct TBD																							
RFP's Due	Nov TBD																							
Architect Selected	Nov TBD																							
Design (25% Schematic Design)	1-Nov-20	30-Apr-21																						
Project Funding																								
Bond Referendum Marketing	1-May-21	30-Aug-21																						
TBD Bond Referendum	7-Sep-21																							



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/7/2020

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

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

PRODUCER Miller, Fidler & Hinke Insurance Agency 2540 SE Encompass Drive Waukee IA 50263	CONTACT NAME: PHONE (A/C, No, Ext): 515-223-6757 FAX (A/C, No): 515-223-5344 E-MAIL ADDRESS: kim@mfhins.com
INSURER(S) AFFORDING COVERAGE	
INSURER A : Auto Owners Ins. Co. NAIC # 18988	
INSURER B : Lloyds of London	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
 Formation Group Inc
 PO BOX 290
 Grimes IA 50111

FORMGRO-01

COVERAGES**CERTIFICATE NUMBER:** 1392884270**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:			39691636	1/27/2020	2/7/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			5269164900	1/27/2020	1/27/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000			5269181500	1/27/2020	1/27/2021	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A	39177545	1/27/2020	2/7/2021	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
B	Professional Liability			PSI0011165860	1/27/2020	1/27/2021	Limit 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

To Whom It May Concern

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

AUTHORIZED REPRESENTATIVE

Meeting Date: 12/21/2020

Information

Subject

Discussion and direction on the Square right-of-way.

Information

Fiscal Impact

Attachments

Square Memorandum

Town Square

Plat of Retracement

Right of Way Layout



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: December 16, 2020
Re: Square Right-of-way

As you are aware, the City of Indianola is in the process of designing a capital project that will enhance the streetscape elements in and around the Square. This streetscape project is a product of the Square Master Plan, which is a plan that was adopted based on the recommendations of a 25-member, citizen-led steering committee that was primarily composed of business owners in and around the Square.

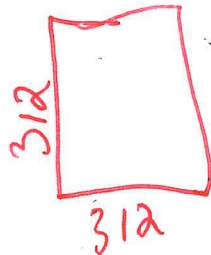
As part of the design process, the City's consultant on the design, Bolton and Menk, has worked to review the existing right-of-way in and around the Square. While it was assumed that the right-of-way lines on the Justice Center side of the Square were within the parking areas along the curb, it appears that assumption may not be correct. Extensive research by an abstractor and the surveyor on this project was conducted, which included the examination of records from the Public Works Department of the City, Warren County Engineer, Warren County Assessor, Warren County Auditor, Warren County Recorder, and the Warren County Historical Society. This research produced no evidence of a change in right-of-way from the original town plat of Indianola, which was created and recorded in the mid-1800's. I have attached a copy of the original town plat of Indianola for your reference. Unfortunately, due to the age of this plat, no dimensions of the octagon shaped public square are shown on the original town plat of Indianola. As it is shown that all blocks on the original town plat are 312' x 312', the surveyor was able to scale the original plat to recreate the octagon sides lengths. This assisted in the creation of a Plat of Retracement, which is attached, that is meant to depict the current right-of-way boundaries on the Justice Center side of the Square.

The last attachment shows the existing right-of-way overlaid onto the proposed improvements to the Square, including the City's streetscape project and the County's Justice Center project. This figure also shows what the City is proposing as new right-of-way, which more accurately reflects the proposed improvements. You'll see, for all intents and purposes, that the size of the County's Justice Center property remains unchanged at 1.89 acres.

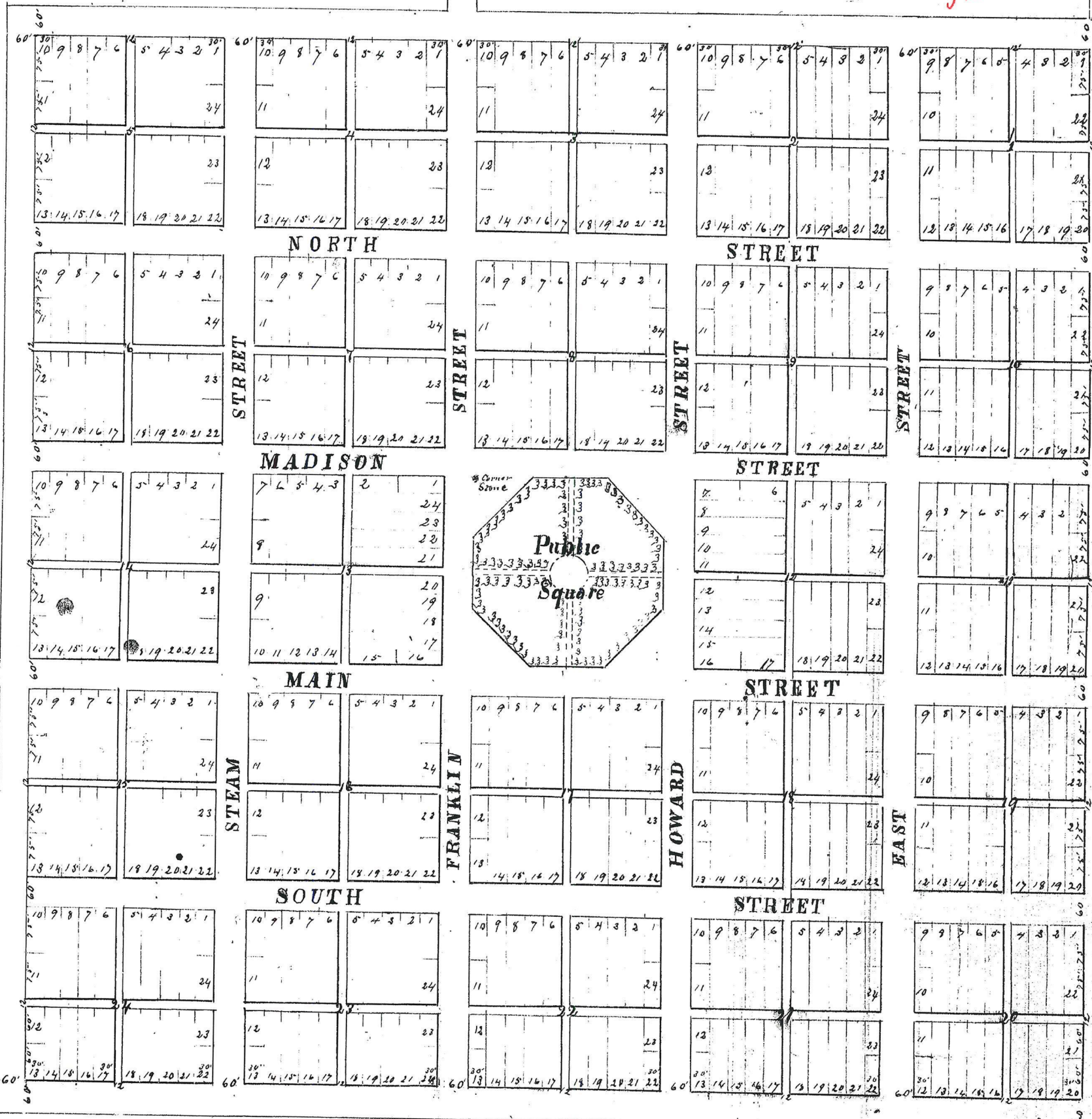
At this time, no formal action is requested from the Council. If the City Council is agreeable to the conceptual layout of the proposed right-of-way shown in the last attachment, staff will begin the process of drafting the appropriate documentation to formalize the proposed right-of-way, working through appropriate parties including the Assistant to the Board of Supervisors, County Assessor, County Attorney, County Auditor, City Attorney and City Council. I plan to attend your December 21st Council meeting to answer any questions you may have.

PLAN OF INDIANOLA

The County Seat of
WARREN COUNTY
IOWA



to Fort Des Moines



Sam Mintered

at Rockwell and Howell

LEGEND

The Survey of Indianola commences at the half mile stake on the East side of Section No Twenty-five in Range No Twenty-four West and Township No Seventy-six N, thence running West at a variation of 9° Sixty-four Rods and nine Links, Thence running North at a variation of 10° Sixty-four Rods and Links to a stone at the North-west corner of the Public Square, Then marked Squares of 312 feet, Streets 60 feet and Alleys 12 feet in width. Commenced numbering the Squares and Lots at the North-east corners and counting from right to left alternately, There being 26 Squares including the Public Square, and each Square subdivided into Lots of 30 feet wide and 150 feet long except the south tier of Lots which are 120 feet long by 30 wide. All corner Lots subdivided and are of equal dimensions.

I certify the above to be a Plat and statement of the Town of Indianola.

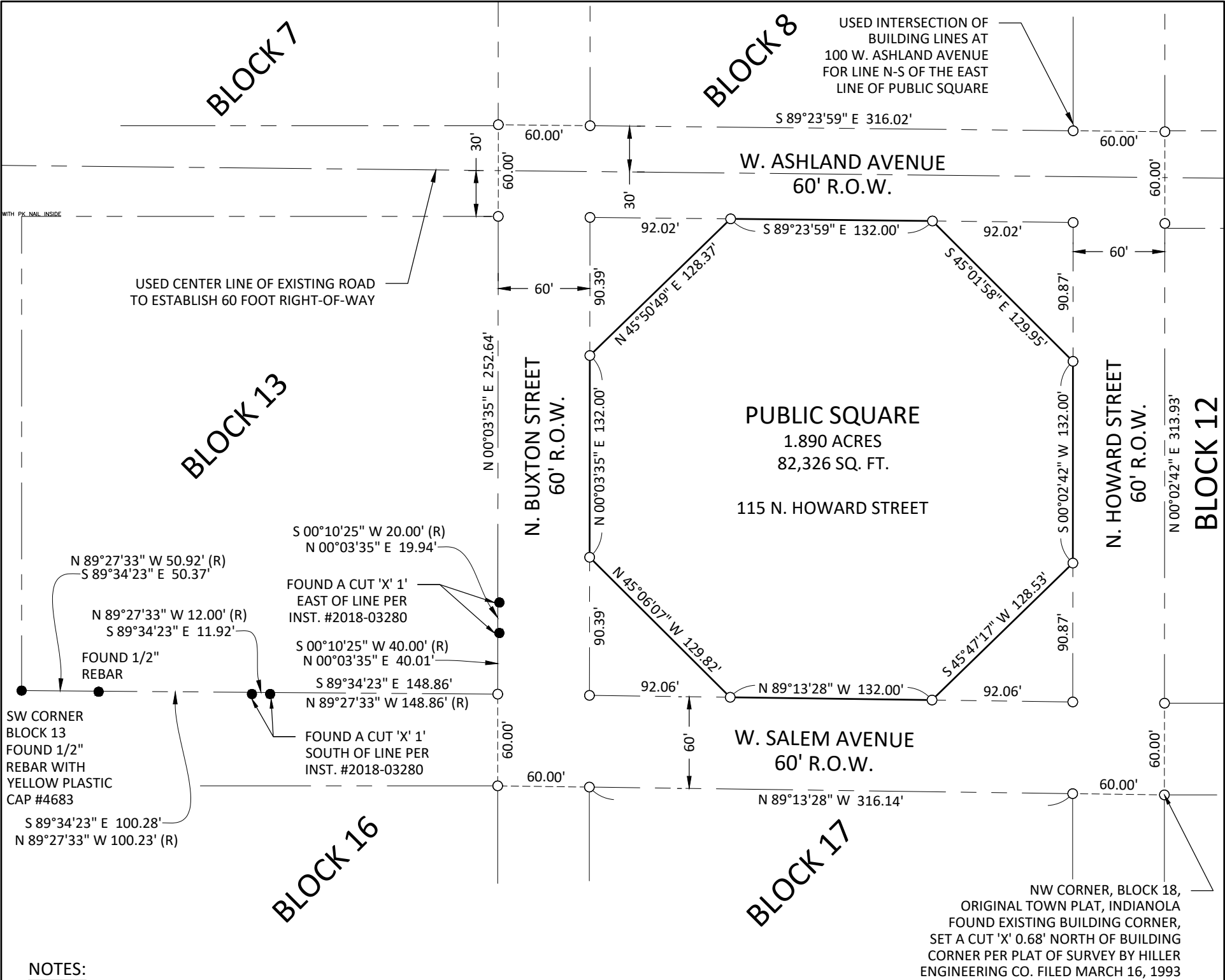
to Osceola and Clarion

Filed for record
10 o'clock A.M.
Jan 23rd 1869
M. W. Jenkins
Recorder

Nov. 1849
John M. Carver
Surv.

INDEX LEGEND	
LOCATION	PUBLIC SQUARE, ORIGINAL TOWN PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA
REQUESTOR:	CITY OF INDIANOLA
PROPRIETOR:	WARREN COUNTY, IOWA
SURVEYOR:	LUKE D. AHRENS, P.L.S. #24413
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	LUKE D. AHRENS, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-6100

FOR RECORDER USE ONLY



NOTES:

- THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
- THIS PLAT MEETS OR EXCEEDS IOWA CODE 355
- BEARINGS SHOWN ARE IOWA REGIONAL COORDINATE SYSTEM ZONE 8, AMES -DES MOINES, U.S. SURVEY FOOT.
- PUBLIC SQUARE WAS RECREATED FROM BOOK X, PAGE 138.
- ALL BLOCKS OF THE ORIGINAL TOWN PLAT OF INDIANOLA WERE PLATTED AS BEING 312'x312'.
- NO DIMENSIONS OF THE OCTAGON SHAPED PUBLIC SQUARE WERE SHOWN ON THE ORIGINAL TOWN PLAT OF INDIANOLA. SCALED FROM ORIGINAL PLAT TO RECREATE OCTAGON SIDES LENGTHS.
- EXTENSIVE RESEARCH BY AN ABTRACTOR AND THE SURVEYOR WERE CONDUCTED, NO ADDITIONAL EVIDENCE OF THE PUBLIC SQUARE WAS FOUND, EXCEPT FOR THE ORIGINAL TOWN PLAT OF INDIANOLA.
- OFFICES SEARCHED FOR ADDITIONAL INFORMATION ARE:

CITY OF INDIANOLA - PUBLIC WORKS/ENGINEER
WARREN COUNTY ENGINEER
WARREN COUNTY ASSESSOR
WARREN COUNTY AUDITOR
WARREN COUNTY RECORDER

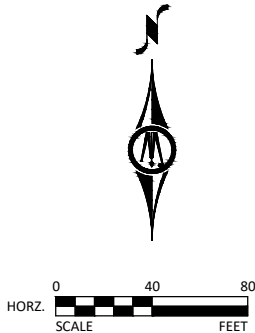
- RECORDED DIMENSIONS SHOWN ARE FROM INST. #2018-03280
- NO DEED OF RECORD WAS FOUND FOR THE PUBLIC SQUARE.
- DATE OF SURVEY - NOVEMBER 1, 2020

LEGAL DESCRIPTION FROM BOOK 'X', PAGE 138:

PUBLIC SQUARE, ORIGINAL TOWN PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA.

LEGEND:

- FOUND MONUMENT AS NOTED
- SET CUT 'X' (UNLESS OTHERWISE NOTED)
- (R) RECORDED DIMENSION



I hereby certify that this land surveying document was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa

LUKE D. AHRENS L.S.
REG. NO. 24413 DATE: 12/31/2021
MY LICENSE RENEWAL DATE IS 12/31/2021
PAGES OR SHEETS COVERED BY THIS SEAL: THIS SHEET

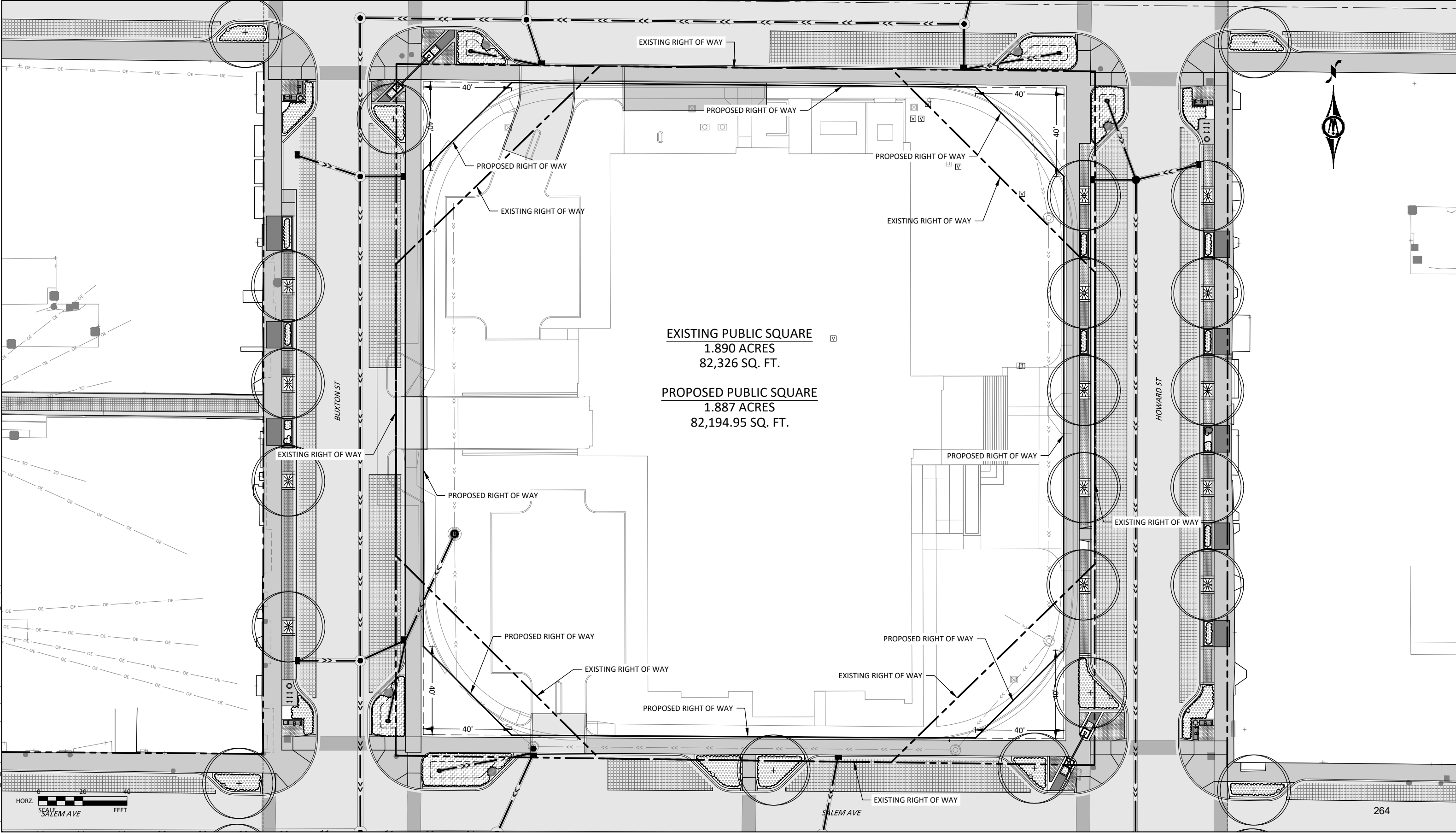


PLAT OF RETRACEMENT

PUBLIC SQUARE, ORIGINAL TOWN PLAT, CITY OF INDIANOLA, WARREN COUNTY, IOWA

1519 BALTIMORE DRIVE
AMES, IOWA 50010
(515) 233-6100

SHEET
1
OF
1



Meeting Date: 12/21/2020

Information

Subject

Discussion and direction regarding a request for the Planning and Zoning Commission to review a possible zoning code text amendment.

Information

Fiscal Impact

Attachments

Zoning Memorandum
Request

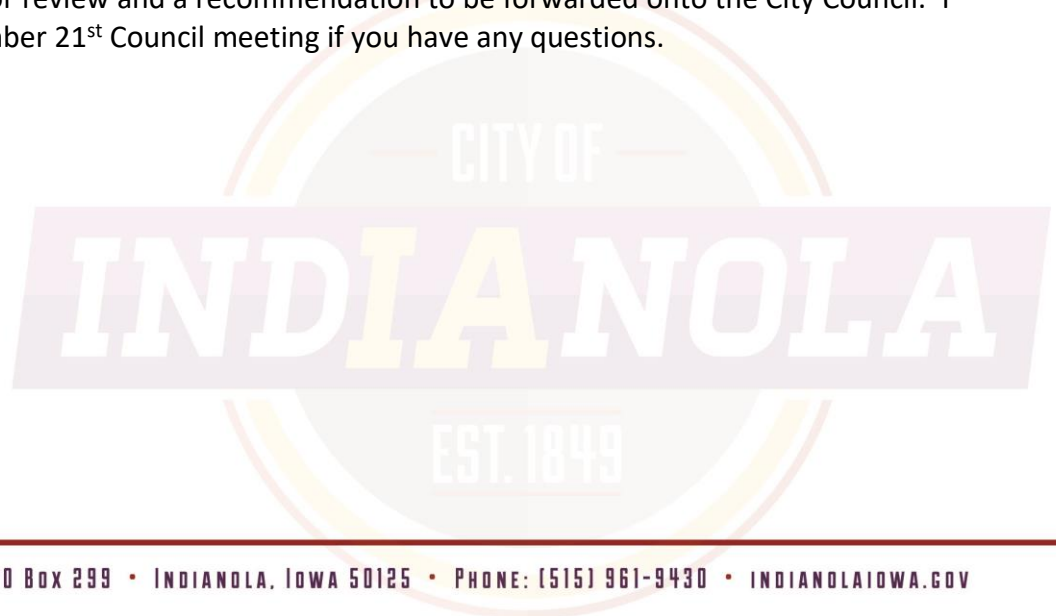


COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: December 15, 2020
Re: Discussion and Direction Regarding a Request for the Planning and Zoning Commission to Review a Possible Zoning Code Text Amendment

Attached to this memo is a request from Brad Ross, who owns property located at the southeast corner of South R Street and West 2nd Avenue (Iowa Highway 92). Mr. Ross wishes to construct a “self-service storage warehouse facility” on the property, which is zoned C-2 Highway Commercial. Based on information received from Mr. Ross, staff has determined the proposed use to be more of a warehouse type use, rather than a typical self-storage unit, as Mr. Ross proposes to have the building’s use be for the storage of equipment of certain types of service oriented businesses (i.e. carpet cleaning business) with no associated retail. As warehousing is only allowed in the M-1, Limited Industrial and M-2, General Industrial Zoning Districts, Mr. Ross would either have to request a rezoning of this property to one of those two designations, or request for a text amendment to allow warehousing in the C-2 zoning district. As a rezoning would create an instant of spot zoning, as well as possible undesirable uses along one of the City’s highway corridors, staff’s recommendation, if Mr. Ross decided to move forward, was to request Council direct the Planning and Zoning Commission to consider a recommendation on a text amendment.

It is my recommendation that the Council forward Mr. Ross’s request onto the Planning and Zoning Commission for review and a recommendation to be forwarded onto the City Council. I will attend the December 21st Council meeting if you have any questions.



RE: RE: RE: RE: Property Development at the intersection of 92W
& R Street South

From: Charlie Dissell <cdissell@indianolaiaowa.gov>

To: ross.brad57@gmail.com <ross.brad57@gmail.com>

MAYOR - Council - City Manager - Planning & Zoning.
Please feel free to copy and share with all participating individuals. My
request is to receive approval to move forward in building a self service
storage-warehouse facility. With your approval I will commission an
engineering firm working cooperatively with Charlie Dissell to prepare
a concept drawing. The goal will be to break ground as weather allows
and contractors schedule. Call with any questions, please advise me of your
decision so I can plan accordingly.

Thanks
Brad

Hey Brad-

Hope you had a good Thanksgiving and appreciate your patience with me getting back to you on this.

1st, in reviewing the use, the more I dig into this, the more I believe there is a clear difference between "self-service storage facilities", "self-storage uses" and "warehousing". Self-service storage facilities is the only one allowed in the C-2 zoning district, and in the parking requirements it discusses storage cubicles, which leads me to believe the intent of that use is traditional storage units, not what you have proposed. I think what you have proposed fits perfectly into self-storage uses and warehousing, which are both allowed in the M-1 Limited Industrial zoning district. However, it should be noted that there is mostly commercial and residential zoning out in this area, and the Comp Plan calls for this area to be regional mixed use commercial. Because of this, in my opinion, a rezoning of this area would most likely not be feasible. I would recommend taking the route of an amendment to the zoning ordinance to allow for this use in the C-2 zoning district, rather than a rezoning. To start this process, you would need to draft a letter to the Mayor and City Council asking them to consider the change and refer your request onto the Planning and Zoning Commission for review.

If the change to the zoning ordinance were successful, a few things to note on the site. First, there is a stormwater line that is on the south side of your property. It appears to be an 18" pipe that comes in from the east, and turns about halfway through the property and heads south. As such, the stormwater from this site would have to be directed to a pipe that is connected to this main line. We would also need to make sure nothing gets built over this line, which takes away some usable space on the site (I estimate about 2,500 sq. ft). As mentioned, green space (setbacks and buffers) would take up about 4,700 sq. ft. This leaves about 15,000 square feet of usable space on the site.

In looking at what you can do with the 15,000 sq. ft, you need to take a look at the parking requirements. Parking requires 4 spaces for the first 5,000 square feet of floor area, and 1 space for every additional 5,000 square feet of floor area. So essentially, for a 10,000 sq. foot building, you would need 5 parking spaces. For parking, stalls are typically 18' x 9' and require a minimum of a 24' for drive lanes. So, you can estimate each parking space takes up about 378 sq. ft. So 5 parking spaces would take up about 1,900 sq. ft.

Now when I look at the site, and take into account all of these items, I would estimate that you could put about a 9,000 sq. ft building in there (about 140' x 65'). Take a look at the attached picture. It shows a driveway coming into the site, matched up with the driveway from the gas station, providing for 5 parking spaces, and the building. You can see the solid blue line at the bottom is the storm sewer, and the dashed line from the parking lot is what I would propose to drain the parking lot. You would also want to attach the roof drains to this line in some way. I also show a rectangle in the SW corner for the required landscaping buffer from the apartments across the street. Obviously this picture is not an actual engineered site plan, just a rough estimate of what I think is feasible on this piece of ground.

I hope this helps. Let me know if you have any questions on any of this.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- [\(515\) 962-5276](tel:(515)962-5276)

cdissell@indianolaiowa.gov

From: ross.brad57@gmail.com <ross.brad57@gmail.com>

Sent: Friday, November 20, 2020 9:40 AM

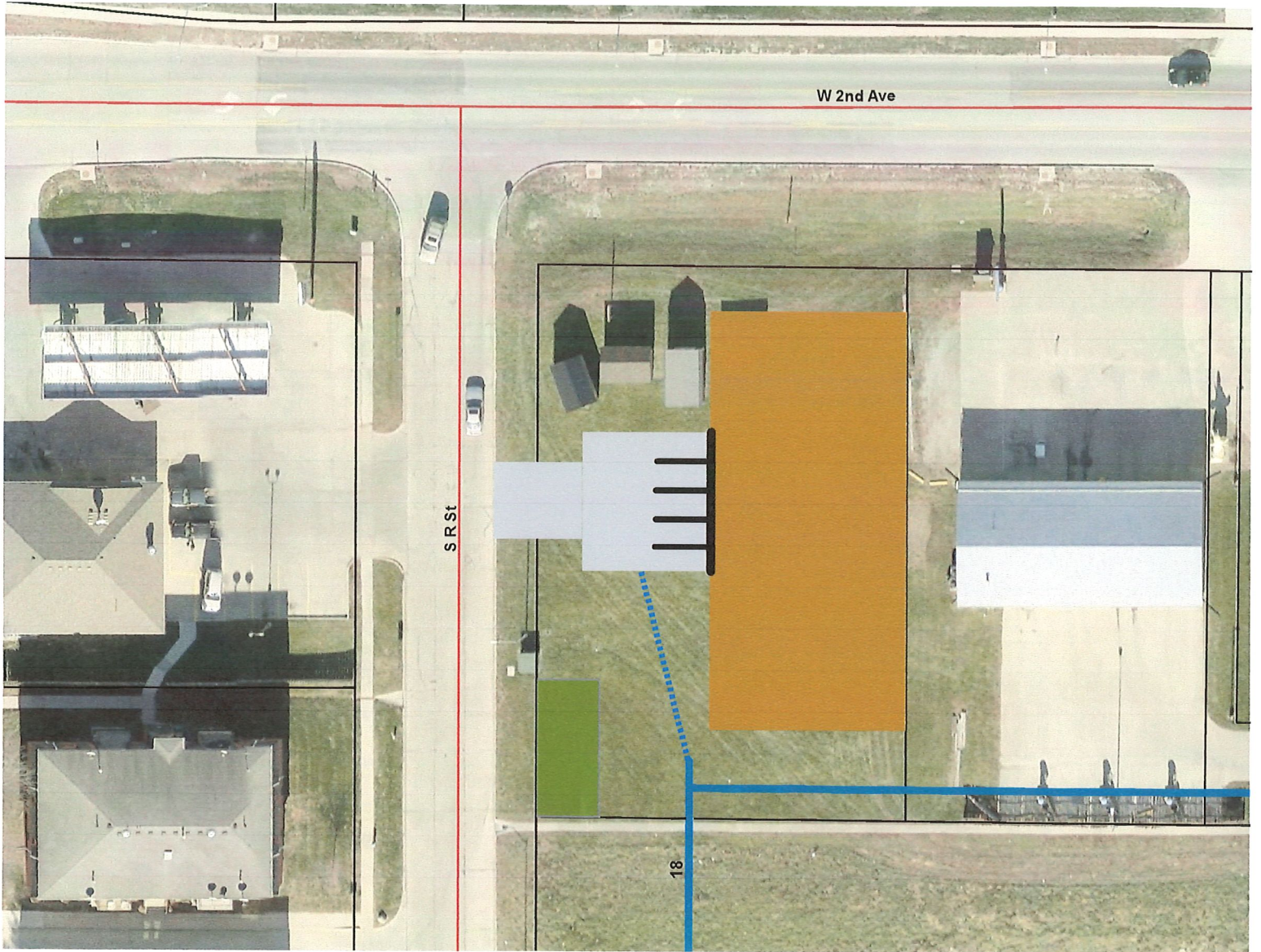
To: Charlie Dissell <cdissell@indianolaiowa.gov>

Subject: Re: RE: RE: RE: Property Development at the intersection of 92W & R Street South

Kk

Sent from App for Gmail

Ag 4



Meeting Date: 12/21/2020

Information

Subject

Discussion and direction regarding sewer rate billing by IMU.

Information

At the City Council meeting on September 21, 2020, Staff provided information to Council regarding an issue surrounding the City's sewer rates billed by IMU. This issue centered around IMU not implementing the approved sewer rate adjustments approved in April 2020 by the City Council for a certain block of customer types. This meant that the correct revenue had not been charged/collected for three months. The estimated amount not charged was \$18,306.20.

As directed by City Council, City staff worked with IMU staff to confirm the amount in question. Upon analysis of the data, the average dollar amount per customer not billed was \$15.23/month with the range being \$.08 to \$318.16/month.

Staff has worked with our financial advisor to determine the impact to the Sewer Utility budget. The impact is negligible. Staff does not recommend pursuing back billing. Staff has confirmed with IMU that they have fixed the issue moving forward.

City staff will be available at the December 21st meeting to respond to any questions.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/21/2020

Information

Subject

Receive and file correspondence from December 4 and 11, 2020 weekly updates from City Manager, Ryan Waller.

Information

Simple Motion is in order.

Fiscal Impact

Attachments

Waller's Weekly 1204

Waller's Weekly 1211

Jackie Raffety

From: Ryan Waller
Sent: Friday, December 4, 2020 4:36 PM
To: Ryan Waller
Subject: Waller's Weekly 12.4.2020

Good afternoon, all.

I hope everyone had a great Thanksgiving. Below, please find this week's update email. If there are any questions, please feel free to email or call me.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Brush Facility

The City's Brush Facility is re-opening for one more day to provide residents the opportunity to dispose of any remaining piles of leaves, free of charge. The Facility will be re-open on Saturday, December 5, 2020 from 9:00 a.m. until 4:00 p.m.

December 7 City Council Meeting

The City Council will meet on Monday, December 7 for its regular meeting. The agenda and comprehensive meeting materials are available on the City's website (linked below). The meetings are aired live via the City's YouTube Channel and a Zoom Webinar (links and login information may be found in the meeting packet).

[Agenda Center \(LINK\)](#)

Ward Meetings

The first two Ward meetings (for Wards 1 and 4) were held this week. Thank you to all who attended these meetings. Linked below, please find the agendas for the remaining meetings, a list of questions and answers from the meetings, and the presentation that was reviewed.

[Monday, December 14 - Ward 2 \(LINK\)](#)

[Wednesday, December 16 - Ward 3 \(LINK\)](#)

[Ward Meetings Q&A \(PDF\)](#)

[Ward Meetings Presentation \(PDF\)](#)

Streetscape Project Update

The Square Streetscape Steering Committee met this week to receive an update on the project and to provide feedback on various proposed design elements, including signage, benches, planters and pavers. The provided input will assist in the drafting of necessary construction documents. A presentation on the status of this project is scheduled for the January 19 City Council Study Session.

Infrastructure Maintenance

The Streets Division Staff has been grading gravel roadways and alleys to remove the potholes and ruts from the driving surface. Aside from improving the rideability of the roadways and alleys, this maintenance work is important for anticipated snow and ice removal operations. There are approximately 13 miles of gravel roadways and alleys within the City limits. This week, Staff graded a total of five miles of roadways and alleys, which required 30 tons of rock and 36 hours of labor. In addition to the grading operations, Staff also patched potholes at various locations within the City limits, which required more than one ton of cold mix asphalt and 32 hours of labor.

Planning and Zoning Commission Meeting

The next regularly scheduled Planning and Zoning Commission meeting will take place on December 8. The agenda and supporting materials for the meeting are linked below.

[Planning and Zoning Meeting Packet \(PDF\)](#)

Community Development Reports

Attached are the following reports provided by the Community Development Department:

[Current Projects Update \(PDF\)](#)

Of the 11 projects listed, three are awaiting a submittal from the developer, and eight have been approved and are in construction.

[2020 Building Permits \(PDF\)](#)

This week four building permit applications were submitted, all for new dwellings. There are currently 12 building permit applications in review and 183 building permits that have been issued year to date.

[Code Enforcement \(PDF\)](#)

The house that was damaged by a fire at 411 West 1st Avenue was demolished this week closing that case. There are currently 16 open code enforcement cases (105 code enforcement cases have been opened for the year).

[Monthly Building Permit Report \(PDF\)](#)

The Community Development Department released its November 2020 building permit report this week. The City issued 14 permits in November, 2 of which were for new homes. In comparing 2020 to 2019 (through November) there have been 26 more permits (183 vs 157) issued this year with 76 of the issued permits for new homes, compared to 62 new home permits in 2019.

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

[Anticipated Draft Agenda – December 21, 2020 \(PDF\)](#)

[Anticipated Draft Agenda – January 4, 2021 \(PDF\)](#)

Jackie Raffety

From: Ryan Waller
Sent: Friday, December 11, 2020 4:50 PM
To: Ryan Waller
Subject: Waller's Weekly 12.11.2020

Good afternoon, all.

I hope you had a great week and were able to enjoy the warmer temperatures before winter arrives later this evening. As you will see in the first update item below, our snow ordinance will be effective beginning at 6:00 p.m. this evening because of the forecast. In addition to the snow ordinance update, below please find a few other updates. As always, if there are any questions, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Forecasted Snow

The City's Snow Ordinance is effective beginning at 6:00 p.m. tonight (December 11) due to the forecasted snow amounts. Streets Division Staff and equipment are prepared and will commence snow and ice removal operations around 2:00 a.m. Below, please find a few winter season reminders:

- On-street parking will be prohibited from 6:00 p.m. until 48 hours after it has stopped snowing or until the streets are plowed.
- Snow should not be shoveled onto the streets from driveways, sidewalks and other private property.
- All sidewalks adjacent to private property are the responsibility of the property owner. Sidewalks must be cleared of snow within 48 hours after a snowfall.

Ward Meetings

Linked below, please find the agendas for the remaining Ward meetings that are scheduled for next week, a list of questions and answers from the first two meetings, and the presentation that was reviewed.

Monday, December 14 - Ward 2 (LINK)

[Wednesday, December 16 - Ward 3 \(LINK\)](#)

[Ward Meetings Q&A \(PDF\)](#)

[Ward Meetings Presentation \(PDF\)](#)

Helping Hand Information

The Food Box Giveaway has moved to Wednesday afternoons instead of Saturdays. Please note the following upcoming schedule:

- December 16 (2:30 pm) Warren County Holiday Food Giveaway at Dollar General Parking Lot - Helping Hand is open for regular food and clothing pantry 6:00 - 8:00 p.m.
- December 23 (3:30 pm) Food Box Giveaway at Helping Hand 109 East Clinton Avenue - also open for regular food and clothing pantry 6:00 - 8:00 p.m.
- December 30 (3:30 pm) Food Box Giveaway at Helping Hand 109 East Clinton Avenue - also open for regular food and clothing pantry 6:00 - 8:00 p.m.

Infrastructure Improvements

The Streets Division Staff finished grading unpaved gravel roadways and alleys to remove the potholes and ruts from the driving surface. Aside from improving the rideability of the roadways and alleys, this maintenance work is important for anticipated snow and ice removal operations. There are approximately 13 miles of gravel roadways and alleys within the City limits. This week, Staff graded a total of seven miles of roadways and alleys, which required 110 tons of rock and 32 hours of labor. In addition to the grading operations, Staff also crack-sealed North 15th Street, north of W. 2nd Avenue, which required 32 hours of labor and 360 pounds of material. Crack sealing is a preventative measure meant to prolong the life of pavement and is generally performed during fall (in October-December) and/or spring (in March-April) when temperatures are within acceptable ranges.

Indianola Traffic Volume

Once every four years, the Iowa Department of Transportation (DOT) collects traffic volume data on most of the major corridors throughout the State. The four-year cycle that includes the major corridors in Indianola (State Highways 65/69 and 92) was to have been completed in 2020. While Iowa DOT completed the traffic data collection during this calendar year, they found the traffic data to be extremely inconsistent due to the ongoing pandemic. Accordingly, Iowa DOT informed City Staff that it will be collecting the traffic volume data again in 2021 and expects the updated counts to be published in summer of 2022. The historical traffic volume data for Indianola can be found on Iowa DOT's website, which is linked below.

[Traffic Counts \(LINK\)](#)

Indianola Chamber

City Staff joined the Chamber Board during its strategic planning session earlier this week. During the meeting City Staff reviewed recommendations contained within *Elevate*

Indianola (the City's Comprehensive Plan that was adopted in May) and how the Chamber, as part of its strategic planning efforts, can assist with implementation of recommendations involving the Chamber. Staff will continue to partner with the Chamber and provide updates on this effort.

Square Streetscape

Design documents, which are at the 60% completion mark, for the Square Streetscape Project were submitted to the Iowa DNR for review earlier this week. This is a requirement of the \$1 million grant the City received. Also, as previously reported, an additional \$700,000 of grant funding was recommended for the City's project. The additional funding recommendation will be formally considered next week. A follow-up will be provided once a final determination is made.

Community Development Reports

Attached are the following reports provided by the Community Development Department:

Current Projects Update (PDF)

Of the 11 projects listed, three are awaiting a submittal from the developer, and eight have been approved and are in construction.

2020 Building Permits (PDF)

This week six building permit applications were submitted. There are currently nine building permit applications in review and 192 building permits that have been issued year to date

Code Enforcement (PDF)

There are currently 19 open code enforcement cases (108 code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – December 21, 2020 (PDF)

Anticipated Draft Agenda – January 4, 2021 (PDF)

Meeting Date: 12/21/2020

Information

Subject

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.

Information

Roll call to enter and exit closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/21/2020

Information

Subject

Enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government.

Information

Roll call to enter and exit closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.
