GRINNELL PUBLIC WORKS OR GROUNDS COMMITTEE
TUESDAY, SEPTEMBER 2, 2025, AT 4:45 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
HTTPS://ZOOM.US/J/97417007342?PWD=EO72TRR1JJ5JK39RFTZEI1
ZEBBMRLJ.1

MEETING ID: 974 1700 7342
PASSCODE: 097911

TENTATIVE AGENDA

A. Roll Call:

B. Perfecting and Approval of Agenda:

C. Committee Business:

1. Consider approval of a resolution awarding contract for the Veterans Monument and Plaza Project to Caliber Concrete, LLC. in the amount of $708,598.02. (See Resolution No. 2025-153)

2. Consider approval of a driveway approach request from Kwik Star for the property located at 410 Lang Creek Avenue.

3. Consider approval of a resolution authorizing participation in the Iowa State University Electric Grid Resilience Toolkit Collaborative Cohort. (See Resolution No. 2025-154)

4. Consider approval of an amendment to the contract for the Grinnell Master Parks & Recreation Plan, thereby formally incorporating Davis Park into the plan.

5. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 7, in the amount of $281,293.79 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2025-155)

6. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 6, in the amount of $940,618.75 to WRH, Inc. for the Water Plant Project. (See Resolution No. 2025-156)

7. Consider approval of a resolution authorizing payment of contractor's final retainage in the amount of $29,562.02 to RES/HGS, LLC. for the Blakely Circle and RC Industries Water Quality Project. (See Resolution No. 2025-157)

8. Consider approval od a resolution approving Pay Application No. 12 for the Jordan Well No. 10 Project and authorizing a set-off against payment to address liquidated damages. (See Resolution No. 2025-158)

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (641) 236-2600 or adevig@grinnelliowa.gov, no fewer than two business days prior to the meeting to enable the City of Grinnell to make reasonable arrangements to assure accessibility or language assistance for the meeting.

**Please note that this agenda may be changed up to 24 hours before the meeting time, as provided by Section 21.4(2) Code of Iowa.*

D. Inquiries: Public Comment

Visitors may address the Council/Board at this time; however, comments will be limited to 2 minutes. As per Iowa's Open Meetings Law, Council/Board can only listen during public comments and cannot take any action on items that are not posted on the agenda. Council may take issues under advisement and if needed refer them to a department head, Mayor's committee, or add them to a future agenda.

E. Adjourn:

Any person with a disability who requires a modification or accommodation in order to participate in the meeting, or any person with limited English proficiency (LEP) who requires language assistance to communicate with the City Council during the meeting, should contact the City Clerk, (641) 236-2600 or adevig@grinnelliowa.gov, no fewer than two business days prior to the meeting to enable the City of Grinnell to make reasonable arrangements to assure accessibility or language assistance for the meeting.

**Please note that this agenda may be changed up to 24 hours before the meeting time, as provided by Section 21.4(2) Code of Iowa.*

RESOLUTION NO. 2025-153

RESOLUTION AWARDING CONTRACT FOR THE VETERANS MEMORIAL MONUMENT AND PLAZA PROJECT.

WHEREAS, the following bid for the construction of certain improvements described in general as the Cemetery Road Paving Project is hereby accepted, the same being the lowest responsible bid for the said work, as follows:

1) <u>CEMETERY ROAD PAVING PROJECT</u>

CONTRACTOR: Caliber Concrete

AMOUNT OF BID: $708,598.02

PORTION OF PROJECT: All

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Grinnell, Iowa, that the Mayor and City Clerk are hereby directed and authorized to execute a contract with the Contractor for the construction of the said Cemetery Road Paving Project.

Passed and approved this 2nd day of September 2025.

____

Dan F. Agnew, Mayor

ATTEST:

____

Alyssa Devig, City Clerk/Finance Director

TO: Russ Behrens, City Manager

FROM: Mark Kuiper, ASLA, LEED AP

DATE: August 18, 2025

PROJECT: Grinnell Veterans Memorial Monument

SUBJECT: Bid Recommendation

We have reviewed the bid results for the Grinnell Veterans Memorial Monument project. We felt that the number of companies bidding the work and the relative lack of questions during the bidding process indicated that the drawings and specifications were clear and the bids were trustworthy. The bids were competitive but were a bit higher than we expected with our cost opinion. We think there may be some adjustments possible with clarification of a few bid items, particularly the brick.

Caliber Concrete was the apparent low bidder on the project. I have spoken with references for their past projects that had very positive experiences working with them as the general contractor. They will self-perform much of the work on this project. The only subcontractors planned at this point are Blue Marble Environmental for seeding, Country Landscapes for brick installation, and Van Maanen Electric for the lighting and electrical work. We do not have any objections to any of these contractors.

We would recommend the City of Grinnell proceed with a construction contract for the Grinnell Veterans Memorial Monument project as per the bid documents submitted by Caliber Concrete.

Please let us know if you have any additional questions.

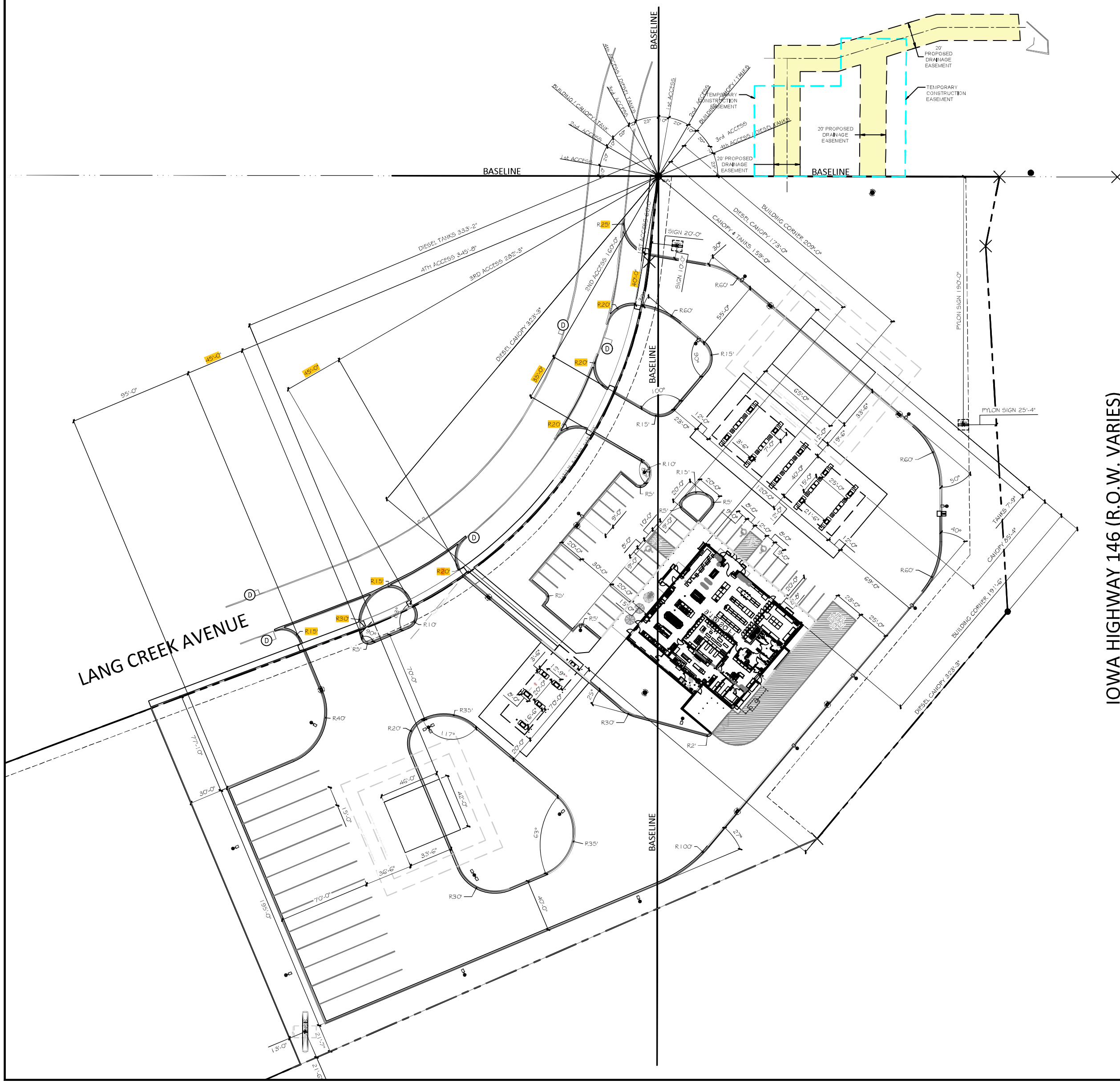
Central Park Veterans Monument and Plaza

Grinnell, Iowa
Bid Form

08/12/25

No.	Description	Unit	Plan Quantity	Engineers Estimate Unit Price	Engineers Estimate Total Price	Home Revisions LLC Unit Price	Home Revisions LLC Total Price	Caliber Concrete LLC Unit Price	Caliber Concrete LLC Total Price	Jasper Construction Unit Price	Jasper Construction Total Price
1	Mobilization	LS	1	$ 50,000.00	$ 50,000.00	$ 5,400.00	$ 5,400.00	$ 25,500.00	$ 25,500.00	$ 52,000.00	$ 52,000.00
2	Perimeter Construction Safety Fence	LF	750	$ 7.50	$ 5,625.00	$ 7.40	$ 5,550.00	$ 5.00	$ 3,750.00	$ 6.00	$ 4,500.00
3	Removal of Wall Feature	LS	1	$ 2,500.00	$ 2,500.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00	$ 2,000.00
4	Clearing & Grubbing	LS	1	$ 5,000.00	$ 5,000.00	$ 11,475.00	$ 11,475.00	$ 2,500.00	$ 2,500.00	$ 5,500.00	$ 5,500.00
5	Earthwork	CY	455	$ 15.00	$ 6,825.00	$ 105.50	$ 48,002.50	$ 10.00	$ 4,550.00	$ 22.00	$ 10,010.00
6	Topsoil (6" Strip, Salvage, Respread/Waste)	CY	585	$ 25.00	$ 14,625.00	$ 25.64	$ 14,999.40	$ 10.00	$ 5,850.00	$ 18.00	$ 10,530.00
7	Removal of Sidewalk and Brick Pavers	SY	690	$ 15.00	$ 10,350.00	$ 17.39	$ 11,999.10	$ 11.00	$ 7,590.00	$ 15.00	$ 10,350.00
8	Removal of Curb & Gutter	LF	30	$ 25.00	$ 750.00	$ 104.16	$ 3,124.80	$ 9.00	$ 270.00	$ 35.00	$ 1,050.00
9	Traffic Control	LS	1	$ 2,500.00	$ 2,500.00	$ 1,200.00	$ 1,200.00	$ 500.00	$ 500.00	$ 2,500.00	$ 2,500.00
10	Wattles Installation, 12"	LF	335	$ 4.00	$ 1,340.00	$ 9.00	$ 3,015.00	$ 3.50	$ 1,172.50	$ 3.50	$ 1,172.50
11	Wattles Removal	LF	335	$ 3.00	$ 1,005.00	$ 1.50	$ 502.50	$ 1.00	$ 335.00	$ 1.00	$ 335.00
12	Inlet Protection Device, Installation	EA	3	$ 500.00	$ 1,500.00	$ 400.00	$ 1,200.00	$ 175.00	$ 525.00	$ 175.00	$ 525.00
13	Inlet Protection Device, Maintenance	EA	3	$ 250.00	$ 750.00	$ 150.00	$ 450.00	$ 35.00	$ 105.00	$ 1.00	$ 3.00
14	Removal of Type A Sign	EA	4	$ 250.00	$ 1,000.00	$ 350.00	$ 1,400.00	$ 50.00	$ 200.00	$ 1.00	$ 4.00
15	Storm Intake, SW-511	EA	1	$ 4,500.00	$ 4,500.00	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 5,000.00	$ 5,000.00
16	Storm Sewer Manhole Adjustment and Top	EA	1	$ 1,500.00	$ 1,500.00	$ 625.00	$ 625.00	$ 1,000.00	$ 1,000.00	$ 2,500.00	$ 2,500.00
17	Storm Sewer Pipe, HDPE, 15"	LF	25	$ 100.00	$ 2,500.00	$ 225.00	$ 5,625.00	$ 100.00	$ 2,500.00	$ 175.00	$ 4,375.00
18	Curb & Gutter, 2.5' wide, 6"	LF	30	$ 52.50	$ 1,575.00	$ 46.00	$ 1,380.00	$ 50.00	$ 1,500.00	$ 55.00	$ 1,650.00
19	PCC Sidewalk, Standard 6"	SY	342	$ 65.00	$ 22,230.00	$ 74.00	$ 25,308.00	$ 95.75	$ 32,746.50	$ 85.00	$ 29,070.00
20	PCC Sidewalk, Dark Gray, 6"	SY	232	$ 75.00	$ 17,400.00	$ 81.00	$ 18,792.00	$ 139.05	$ 32,259.60	$ 135.00	$ 31,320.00
21	PCC Sidewalk, Tan, 6"	SY	169	$ 75.00	$ 12,675.00	$ 81.00	$ 13,689.00	$ 116.26	$ 19,647.94	$ 130.00	$ 21,970.00
22	Subgrade Preparation, 6"	SY	1894	$ 5.00	$ 9,470.00	$ 13.91	$ 26,345.54	$ 2.30	$ 4,356.20	$ 3.00	$ 5,682.00
23	Granular Subbase, 6"	SY	1894	$ 15.00	$ 28,410.00	$ 17.41	$ 32,974.54	$ 18.72	$ 35,455.68	$ 16.00	$ 30,304.00
24	Brick Paving with Concrete Base New	SF	9842	$ 17.00	$ 167,314.00	$ 39.50	$ 388,759.00	$ 34.91	$ 343,584.22	$ 23.50	$ 231,287.00
25	Brick Paving Reinstallation	SF	517	$ 8.00	$ 4,136.00	$ 25.00	$ 12,925.00	$ 19.14	$ 9,895.38	$ 16.00	$ 8,272.00
26	Concrete Stairs	LS	1	$ 2,500.00	$ 2,500.00	$ 8,200.00	$ 8,200.00	$ 4,000.00	$ 4,000.00	$ 7,500.00	$ 7,500.00
27	Steel Handrail	LS	1	$ 1,500.00	$ 1,500.00	$ 7,100.00	$ 7,100.00	$ 4,000.00	$ 4,000.00	$ 5,000.00	$ 5,000.00
28	Veterans Monument Footing	LS	1	$ 15,000.00	$ 15,000.00	$ 2,500.00	$ 2,500.00	$ 20,800.00	$ 20,800.00	$ 28,300.00	$ 28,300.00
29	Security Cameras, Pole, and Wiring	LS	1	$ 20,000.00	$ 20,000.00	$ 16,250.00	$ 16,250.00	$ 25,000.00	$ 25,000.00	$ 17,900.00	$ 17,900.00
30	Type LA Monument Light Fixtures	LS	1	$ 55,440.00	$ 55,440.00	$ 152,375.00	$ 152,375.00	$ 3,030.00	$ 3,030.00	$ 101,000.00	$ 101,000.00
31	LA CBX Power Supplies	LS	1	ADD 1 Removed			$ -	$ 7,725.00	$ 7,725.00	$ 7,500.00	$ 7,500.00
32	Type SB Monument Light Fixtures	EA	8	$ 2,500.00	$ 20,000.00	$ 4,462.50	$ 35,700.00	$ 1,440.00	$ 11,520.00	$ 1,400.00	$ 11,200.00
33	Type SA Site Light Fixtures	EA	3	$ 6,300.00	$ 18,900.00	$ 8,100.00	$ 24,300.00	$ 6,280.00	$ 18,840.00	$ 6,100.00	$ 18,300.00
34	Lightening Protection System for Monument	LS	1	$ 2,100.00	$ 2,100.00	$ 6,125.00	$ 6,125.00	$ 8,240.00	$ 8,240.00	$ 8,000.00	$ 8,000.00
35	Lighting Controls System	LS	1	$ 3,675.00	$ 3,675.00	$ 6,000.00	$ 6,000.00	$ 2,935.00	$ 2,935.00	$ 2,850.00	$ 2,850.00
36	Electrical Enclosure	LS	1	$ 4,725.00	$ 4,725.00	$ 6,875.00	$ 6,875.00	$ 6,695.00	$ 6,695.00	$ 6,500.00	$ 6,500.00
37	Lighting Branch Circuits	LS	1	$ 5,250.00	$ 5,250.00	$ 24,550.00	$ 24,550.00	$ 33,475.00	$ 33,475.00	$ 32,250.00	$ 32,250.00
38	Stabilized Construction Entrance	LS	1	$ 2,500.00	$ 2,500.00	$ 6,800.00	$ 6,800.00	$ 1,545.00	$ 1,545.00	$ 2,000.00	$ 2,000.00
39	Repair of Existing Irrigation System	LS	1	$ 3,000.00	$ 3,000.00	$ 8,125.00	$ 8,125.00	$ 10,000.00	$ 10,000.00	$ 1.00	$ 1.00
40	Miscellaneous Removals	LS	1	$ 2,500.00	$ 2,500.00	$ 2,300.00	$ 2,300.00	$ 5,000.00	$ 5,000.00	$ 3,000.00	$ 3,000.00
41	Lawn Seeding	LS	1	$ 5,000.00	$ 5,000.00	$ 10,625.00	$ 10,625.00	$ 4,500.00	$ 4,500.00	$ 5,000.00	$ 5,000.00
	Total Construction Cost Based on Unit Prices				**$ 537,570.00**		**$ 957,066.38**		**$ 708,598.02**		**$ 728,210.50**
	Total Construction Cost Provided on Bid Form						**$ 925,853.88**		**$ 708,598.02**		**$ 728,210.50**
	Difference (Calculation Error)						**$ 31,212.50**		**$ -**		**$ -**

Yellow items indicate differences in unit price multiplication with units from total provided
Green items indicate significant departure from expected cost and probable error
Orange items were estimated significantly lower by Engineer



CONSTRUCTION NOTE:

CONSTRUCTION FENCING TO BE INSTALLED AROUND ENTIRE CONSTRUCTION SITE. COORDINATE WITH OWNER FOR FENCING AND GATE LOCATIONS AND APPROPRIATE SIGNAGE INSTALLATION.

LAYOUT NOTES:

1. PLAN PREPARED FROM AN ALTA/ACSM LAND TITLE SURVEY BY:
   --
2. CURBS ARE DIMENSIONED TO FACE OF CURB.
3. CONVENIENCE STORE AND ISLAND COMPLEXES ARE LOCATED FROM THE NORTHWEST PROPERTY CORNER AND ALIGNED PARALLEL/ PERPENDICULAR TO THE WEST PROPERTY LINE UNLESS OTHERWISE INDICATED ON THIS PLAN.
4. UNLESS SHOWN OTHERWISE ON THIS DRAWING, CONTRACTOR SHALL PROVIDE CONTROL JOINTS, CONSTRUCTION JOINTS, AND EXPANSION JOINTS IN SLAB ON GRADE, SIDEWALKS AND DRIVES.
   CONTROL JOINT MAXIMUM DISTANCE: WALKS- 8' O.C., ALL OTHERS- 10' O.C. SAW CUT CONTROL JOINTS MINIMUM ONE-QUARTER CONCRETE THICKNESS.
   EXPANSION JOINT MAXIMUM DISTANCE: WALKS- 24' O.C., ALL OTHERS- 40' O.C. DOWEL ALL EXPANSION JOINTS- MAXIMUM 24" O.C.
5. CONCRETE IN ISLAND COMPLEX SHALL BE SMOOTH BROOM FINISHED.
6. EXTERIOR CONCRETE SURFACES TO BE SEALED. CONCRETE SEALER:
   APR 15- OCT 31 USE: TK-26UV
   NOV 1- DEC 31 USE: TK-290
7. EXPANSION JOINTS SHALL BE DECK-O-FOAMED AND CAULKED WITH SL1

SITE DATA:

ZONING DISTRICT:	C-1 GENERAL COMMERCIAL
TOTAL SITE AREA:	236,606 SF
EX. IMPERVIOUS:	0%
EX. PERVIOUS:	100%
PARKING REQUIREMENTS	
PARKING REQUIRED	200 / 9,176 = 46
PARKING PROVIDED	33 STALLS + 13 TRUCK + 20 SRV. PNTS + DIESEL
BUILDING HEIGHTS	
CONVENIENCE STORE	24.5'
CANOPY	20.0'
BUILDING SETBACKS	
FRONT	25'
REAR	0'
SIDE	0'
PROPOSED GREEN AREA:	95,260 SF
PROPOSED HARD COVER:	141,345 SF
PAVED AREA:	132,169 SF
BUILDING AREA:	9,176 SF

811 Know what's below. Call before you dig.

NORTH
SCALE: 1" = 30'

PLOTTING NOTE: PLANS PLOTTED TO 11x17 SHEET SIZE ARE ½ SCALE- 1"=60'

KWIK TRIP

KWIK STAR

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LACROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

insites
4205 Lancaster Lane North Suite 113
Plymouth, Minnesota 55441
763 . 383 . 8400
insitesinc.net mail@insitesinc.net

LICENSED LANDSCAPE ARCHITECT Robert Mueller 00377 IOWA
26AUG25

SITE DIMENSION PLAN

CONVENIENCE STORE 1786

GRINNELL, IOWA

NO.	DATE	DESCRIPTION
-	09JUL25	INTERNAL REVIEW
	23JUL25	CITY SUBMITTAL
	13AUG25	COMMENTS
	26AUG25	COMMENTS v2

DRAWN BY	
SCALE	GRAPHIC
PROJ. NO.	26-011
DATE	21MAY2025
SHEET	C181

INSITES 26-011 PM S.W.

RESOLUTION NO. 2025-154

A RESOLUTION AUTHORIZING PARTICIPATION IN THE IOWA STATE UNIVERSITY ELECTRIC GRID RESILIENCE TOOLKIT COLLABORATIVE COHORT

WHEREAS, the City Council of the city of Grinnell recognizes the importance of electrical resilience for maintaining critical community services and protecting residents during power outages; and

WHEREAS, recent disasters such as the 2020 derecho have demonstrated the need for communities to prepare for, respond to, and recover from electrical disruptions; and

WHEREAS, Iowa State University's Electric Power Research Center, with funding from the Iowa Economic Development Authority, has developed a comprehensive Electric Grid Resilience Toolkit to help Iowa communities enhance their electrical resilience; and

WHEREAS, Iowa State University has invited the city of Grinnell to participate as one of five communities in the inaugural collaborative cohort to apply this toolkit over a 9-month period; and

WHEREAS, this participation will provide the community with: • Free technical assistance and guidance from ISU staff and consultants • Monthly consultations and support throughout the process • Access to funding opportunity identification and technical resources • Peer learning opportunities with other participating Iowa communities • Development of a practical resilience plan tailored to local needs; and

WHEREAS, participation requires designation of a primary representative and commitment to engage in the 12-month collaborative process; and

WHEREAS, this participation aligns with the community's commitment to emergency preparedness and infrastructure resilience;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the city of Grinnell:

Section 1. The Mayor and Council of the city of Grinnell hereby authorizes participation in the Iowa State University Electric Grid Resilience Toolkit Collaborative Cohort.

Section 2. Russ Behrens hereby designated as the primary representative for this program, with authority to participate in meetings, consultations, and planning activities on behalf of the community.

Section 3. The Russ Behrens is authorized to execute any necessary agreements or documents related to this participation.

Section 4. This resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 2nd day of September, 2025.

Dan F. Agnew, Mayor

ATTEST:

Alyssa Devig, City Clerk/Finance Director

CITY OF GRINNELL
520 4th Avenue
Grinnell, IA 50112-1947
Phone: 641-236-2600
Fax: 641-236-2626

The Parks & Recreation Board respectfully recommends that the City Council approve an amendment to the contract for the Grinnell Master Parks & Recreation Plan, thereby formally incorporating Davis Park into the plan.

The Parks & Recreation Board recommends that the City Council approve the establishment of a Resident pricing structure for programs, memberships, and facility rental fees, in recognition of the equitable distribution of services funded through city property taxes. Standard fees will be set at 20% above the Resident rate, effective October 1.

Respectfully submitted,
Jordan Allsup
Parks & Recreation Director

Visit us at
www.grinnelliowa.gov

AIA Document G802® – 2017

Amendment to the Professional Services Agreement

PROJECT: *(name and address)*
Parks and Recreation Master Plan

AGREEMENT INFORMATION:
Date: 10.22.2024

AMENDMENT INFORMATION
Amendment Number: 01
Date: 7.30.2025

OWNER: *(name and address)*
City of Grinnell
1500 Penrose St, Grinnell, IA
641.236.2620

ARCHITECT: *(name and address)*
RDG Planning & Design, Inc.
301 Grand Avenue, Des Moines, IA 50309
RDG's Project Number: R3006.882.00

The Owner and Architect amend the Agreement as follows:

1) Add Davis Park to the Parks and Recreation Master Plan
   a. Chapter One: Discovery Document – Inventory and Analysis
   b. Chapter Two: The Plan – Concept Master Plan
   c. Chapter Three: Implementation

The Architect's compensation and schedule shall be adjusted as follows:

Compensation Adjustment:

Basic Compensation per Original Agreement:	$70,000.00
Amendment No. 1:	$4,000.00
Total Amended Compensation:	$74,000.00

Schedule Adjustment: None

SIGNATURES:

RDG Planning & Design, Inc.
ARCHITECT *(Firm name)*

SIGNATURE

Scott Crawford, PLA, ASLA, LEED AP
Principal
PRINTED NAME AND TITLE

DATE

City of Grinnell
OWNER *(Firm name)*

SIGNATURE

Dan F. Agnew
Mayor, City of Grinnell
PRINTED NAME AND TITLE

DATE

RESOLUTION NO. 2025-155

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 7 IN THE AMOUNT OF $281,293.79 TO CALDWELL TANKS, INC. FOR THE SOUTH WATER TOWER PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Caldwell Tanks, Inc. on August 19, 2024, for the South Water Tower Project; and

WHEREAS, Pay Estimate No. 7 has been initiated by the City of Grinnell and Caldwell Tanks, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 7; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $281,293.79 to Caldwell Tanks, Inc. for the South Water Tower Project.

Passed and adopted this 2nd day of September 2025.

____

Dan F. Agnew, Mayor

Attest:

____

Alyssa Devig, City Clerk/Finance Director

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

A Kleinfelder Company

August 27, 2025

Russ Behrens
City Manager
City of Grinnell
520 4th Avenue
Grinnell, Iowa 50112

GRINNELL, IOWA
SOUTH WATER TOWER
PAYMENT ESTIMATE NO. 7

Enclosed are three signed copies of Pay Estimate No. 7 in accordance with the contract between the City of Grinnell and Caldwell Tanks, Inc. for the South Water Tower project. The partial payment estimate is for the period July 26, 2025 through August 25, 2025.

Payment Estimate No. 7 is for concrete pedestal construction. We have checked and recommend approval of Pay Estimate No. 7. We recommended payment to Caldwell Tanks, Inc. in the amount of $281,293.79.

Please sign all copies of Pay Estimate No. 7 in the spaces provided. Please return one set of signed copies to Veenstra & Kimm, Inc. and forward one set of copies to Caldwell Tanks, Inc. with payment.

If you have any questions or comments, please contact us at 515-225-8000.

VEENSTRA & KIMM, INC.

Andy Willcuts

Andy Willcuts, P.E.

ARW:paj
288155
Enclosure

cc: Alyssa Devig, City of Grinnell
Keagan Richmond, City of Grinnell
Caldwell Tanks, Inc.

VEENSTRA & KIMM INC.
6775 Vista Drive
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000
www.v-k.net

A Kleinfelder Company

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 7

PROJECT TITLE: South Water Tower

Contractor: Caldwell Tanks, Inc. **Date: 8/27/25**

Original Contract Amount: **$3,740,000.00**

Pay Period: July 26, 2025 to August 25, 2025

BID ITEMS

ITEM NO.	DESCRIPTION	UNIT	QUANTITY ESTIMATED (ORIG. CONT.)	QUANTITY AUTHORIZED (INCL. C.O.'S)	QUANTITY COMPLETED TO DATE	UNIT PRICE	VALUE COMPLETED TO DATE
1.1	Bonds & Insurance	LS	1.00	1.00	1.00	$112,200.00	$112,200.00
1.2	Mobilization / Demobilization	LS	1.00	1.00	0.50	$187,000.00	$93,500.00
1.3	Engineering / Drafting / Design - Foundation	LS	1.00	1.00	1.00	$93,500.00	$93,500.00
1.4	Engineering /Drafting / Design - Pedestal	LS	1.00	1.00	1.00	$56,100.00	$56,100.00
1.5	Engineering / Drafting /Design - Tank	LS	1.00	1.00	0.00	$224,400.00	$0.00
1.6	Shop Fabricated Material	LS	1.00	1.00	0.15	$418,473.03	$62,770.95
1.7	Shop Fabricated Material Delivery	LS	1.00	1.00	0.15	$31,497.97	$4,724.70
1.8	Pedestal Construction	LS	1.00	1.00	0.70	$651,429.00	$456,000.30
1.9	Foundation - Piles	LS	1.00	1.00	1.00	$169,800.00	$169,800.00
1.10	Foundation - Tank Foundation and Piping	LS	1.00	1.00	0.85	$769,500.00	$654,075.00
1.11	Field Tank Construction - Ground Construction	LS	1.00	1.00	0.00	$225,708.00	$0.00
1.12	Field Tank Construction - Air Construction	LS	1.00	1.00	0.00	$150,472.00	$0.00
1.13	Field Painting	LS	1.00	1.00	0.00	$302,375.00	$0.00
1.14	Site Fencing	LS	1.00	1.00	0.00	$59,045.00	$0.00
1.15	Electrical	LS	1.00	1.00	0.00	$220,000.00	$0.00
1.16	Interior Buildout	LS	1.00	1.00	0.00	$56,000.00	$0.00
1.17	Final Grading / Seeding / Mulch	LS	1.00	1.00	0.00	$12,500.00	$0.00
						Total Value Completed - Bid Items	**$1,702,670.95**

SUMMARY		
	Original Contract	**Total Completed**
Bid Item Subtotal	$3,740,000.00	$1,702,670.95

APPROVED CHANGE ORDERS

Change Order No.	Description/Notes	Total Approved	Total Completed
1		$0.00	$0.00
2		$0.00	$0.00
3		$0.00	$0.00
4		$0.00	$0.00
5		$0.00	$0.00
6		$0.00	$0.00
7		$0.00	$0.00
8		$0.00	$0.00
9		$0.00	$0.00
10		$0.00	$0.00
	Total Change Orders	$0.00	$0.00

	Total Approved	Total Completed
Revised Contract Price	$3,740,000.00	$1,702,670.95

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$1,702,670.95
Retainage (5%)	$85,133.55
Total Earned Less Retainage	$1,617,537.40

APPROVED PARTIAL PAYMENTS

Partial Payment No.	Period	Total Approved	
1	October 17, 2024 to October 25, 2024	$106,590.00	
2	October 26, 2024 to March, 25, 2025	$75,501.25	
3	March 26, 2024 to April 25, 2025	$37,520.25	
4	April 26, 2025 to May 25, 2025	$210,216.00	
5	May 26, 2025 to June 25, 2025	$119,476.13	
6	June 26, 2025 to July 25, 2025	$786,939.98	
7		$0.00	
8		$0.00	
9		$0.00	
10		$0.00	
		Total Previously Approved	$1,336,243.61
		Amount Due This Request	**$281,293.79**

Note: The amount **$281,293.79** is recommended for approval for payment in accordance with the terms of the Contract.

CONTRACT SUMMARY	
ORIGINAL CONTRACT AMOUNT	$3,740,000.00
TOTAL CONTRACT AMOUNT PLUS CHANGE ORDERS	$3,740,000.00
THIS PARTIAL PAYMENT	$281,293.79
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$1,617,537.40
BALANCE	$2,122,462.60
PERCENT COMPLETE	45.5%

Recommended By: ***Veenstra & Kimm, Inc.***		***Contractor:*** ***Caldwell Tanks, Inc.***		***Approved by:*** ***City of Grinnell***	
Signature	Andrew Willcuts Digitally signed by Andrew Willcuts Date: 2025.08.27 14:56:35-05'00'	Signature	Cindy Biddle	Signature	
Name	Andy Willcuts	Name	Cindy Biddle	Name	
Title	Project Engineer	Title	Sr. Staff Accountant	Title	
Date	8/27/2025	Date	8/27/2025	Date	

RESOLUTION NO. 2025-156

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 6 IN THE AMOUNT OF $940,618.75 TO WRH, INC. FOR THE WATER PLANT PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with WRH, Inc. on December 2, 2024, for the Water Plant Project; and

WHEREAS, Pay Estimate No. 6 has been initiated by the City of Grinnell and WRH, Inc.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of Pay Estimate No. 6; and

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

Section 1. That said improvements are hereby accepted as having been substantially completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $940,618.75 to WRH, Inc. for the Water Plant Project.

Passed and adopted this 2nd day of September 2025.

____
Dan F. Agnew, Mayor

Attest:

____
Alyssa Devig, City Clerk/Finance Director

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.:	06 (Six)	Application Period: From	8/1/2025	to	8/31/2025	Application Date:	8/19/2025

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

1. Original Contract Price		$ 18,990,000.00
2. Net change by Change Orders		$ -
3. Current Contract Price (Line 1 + Line 2)		$ 18,990,000.00
4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)		$ 3,170,574.13
5. Retainage		
a. 5% X $3,004,025.00	Work Completed	$ 150,201.25
b. 5% X $ 166,549.13	Stored Materials	$ 8,327.45
c. Less Early Release of Retainage		$ -
d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)		$ 158,528.70
6. Amount Eligible to Date (Line 4 - Line 5.d)		$ 3,012,045.43
7. Less Previous Payments (Line 6 from Prior Application)		$ 2,071,426.68
8. Amount Due This Application		$ 940,618.75
9. Balance to Finish, Including Retainage (Line 3 - Line 4)		$ 15,977,954.57

Contractor:
WRH, Inc.

Colton Singbeil

Digitally signed by Colton Singbeil
Date: 2025.08.28 08:19:45 -05'00'

Signature:

Date:

Recommended by Engineer - McClure Engineering Company

By: Trent Wilson, P.E.

Digitally signed by Trent Wilson, P.E.
DN: C=US, E=twilson@mcclurevision.com, O=McClure Engineering Company, CN="Trent Wilson, P.E."
Date: 2025.08.28 09:27:52-05'00'

Title: Project Manager Date: 8/28/2025

Approved by Owner - City of Grinnell, IA

By: Title: Mayor Date: 9/2/2025

Approved by Funding Agency

By: Title: Date:

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 06 (Six) | Application Period: From 08/01/25 to 08/31/25 | Application Date: 08/19/25

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Item No.	Description	Scheduled Value ($)	Work Completed: (D + E) From Previous Application ($)	Work Completed: This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
			Original Contract					
DIVISION 1 - GENERAL REQUIREMENTS								
1.1	Bonds / Permits / Insurance / Builders Risk Ins.	631,650.00	631,650.00	-		631,650.00	100%	-
1.2	Administration / Project Management	420,000.00	75,000.00	15,000.00		90,000.00	21%	330,000.00
1.3	Mobilization	350,000.00	350,000.00	-		350,000.00	100%	-
1.4	Demobilization	50,000.00	-	-		-	0%	50,000.00
1.5	SWPPP	60,000.00	12,750.00	2,125.00		14,875.00	25%	45,125.00
DIVISION 2 - EXISTING CONDITIONS								
2.1	Concrete Demolition	320,000.00	-	-		-	0%	320,000.00
2.2	Process Equipment and Pipe Demolition	75,000.00	-	-		-	0%	75,000.00
DIVISION 3 - CONCRETE								
3.1	Concrete Submittals	5,000.00	5,000.00	-		5,000.00	100%	-
3.2	Concrete Reinforcing	62,000.00	39,500.00		20,000.00	59,500.00	96%	2,500.00
3.3	Cast-in-place Concrete	248,000.00	186,000.00	62,000.00		248,000.00	100%	-
3.4	Transformer / Generator / Surge Relief Vessel Pads	25,000.00	-	-		-	0%	25,000.00
3.5	Concrete Finishing	75,000.00	-	-		-	0%	75,000.00
3.6	Diamond Polishing Concrete Floors	14,000.00	-	-		-	0%	14,000.00
3.7	Precast Concrete Hollow Core Planks	30,000.00	-	-		-	0%	30,000.00
3.8	Grouting	20,000.00	-	-		-	0%	20,000.00
DIVISION 4 - UNIT MASONRY								
4.1	Masonry Submittals	10,000.00	10,000.00	-		10,000.00	100%	-
4.2	Unit Masonry (CMU)	540,000.00	-	8,000.00		8,000.00	1%	532,000.00
4.3	Unit Masonry (Brick)	360,000.00	-	-		-	0%	360,000.00
DIVISION 5 - METALS								
5.1	Metals Submittals	10,000.00	6,500.00	3,500.00		10,000.00	100%	-
5.2	Structural Steel	46,000.00	-	-		-	0%	46,000.00
5.3	Joist/ Decking	150,100.00	-	-		-	0%	150,100.00
5.4	Miscellaneous	91,650.00	-	-		-	0%	91,650.00
DIVISION 6 - WOOD, PLASTICS, COMPOSITES								
6.1	Wood, Plastics, Composites submittals	5,000.00	3,500.00	1,500.00		5,000.00	100%	-
6.2	Rough Carpentry	50,000.00	-	-		-	0%	50,000.00
6.3	Plastic Laminate Faced Architectural Cabinets	35,000.00	-	-		-	0%	35,000.00
6.4	Fiberglass Structural Assemblies	150,000.00	-	-		-	0%	150,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

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			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 7 - THERMAL and MOISTURE PROTECTION								
7.1	Thermal and Moisture Protection submittals	5,000.00	-	-		-	0%	5,000.00
7.2	Thermal Insulation	15,000.00	2,500.00			2,500.00	17%	12,500.00
7.3	Weather barriers	30,000.00	-	-		-	0%	30,000.00
7.4	Underslab Vapor Barriers	8,000.00	-	-		-	0%	8,000.00
7.5	Firestopping	10,000.00	-	-		-	0%	10,000.00
7.6	Aluminum Honeycomb Panel System	55,000.00	-	-		-	0%	55,000.00
7.7	Thermoplastic Polyolefin Roofing	150,000.00	-	-		-	0%	150,000.00
7.8	Sheet Metal Work	45,700.00	-	-		-	0%	45,700.00
7.9	Access Hatches	5,000.00	-	-		-	0%	5,000.00
7.10	Joint Sealants	20,000.00	-	-		-	0%	20,000.00
DIVISION 8 - OPENINGS								
8.1	Openings Submittals	10,000.00	9,000.00	-		9,000.00	90%	1,000.00
8.2	Hollow Metal Frames and Doors	30,000.00	-	-		-	0%	30,000.00
8.3	Flush Wood Doors	15,777.00	-	-		-	0%	15,777.00
8.4	Insulated Rolling service Doors	150,000.00	-	-		-	0%	150,000.00
8.5	Aluminum-Framed Entrances and Storefronts	65,388.00	-	-		-	0%	65,388.00
8.6	Finish Hardware	5,000.00	-	-		-	0%	5,000.00
8.7	Glazing	108,800.00	-	-		-	0%	108,800.00
DIVISION 9 - FINISHES								
9.1	Finishes Submittals	5,000.00	3,000.00	1,000.00		4,000.00	80%	1,000.00
9.2	Gypsum Board	15,000.00	-	-		-	0%	15,000.00
9.3	Acoustical and Kitchen Ceiling Tile	12,000.00	-	-		-	0%	12,000.00
9.4	Resilient Base	8,000.00	-	-		-	0%	8,000.00
9.5	Resinous Flooring	18,000.00	-	-		-	0%	18,000.00
9.6	Tile Carpeting	5,000.00	-	-		-	0%	5,000.00
9.7	Decorative Fiberglass Reinforced Wall Panels	10,000.00	-	-		-	0%	10,000.00
9.8	Painting and Coating	250,000.00	-	-		-	0%	250,000.00
9.9	High-Performance Coatings	120,000.00	-	-		-	0%	120,000.00
DIVISION 10 - SPECIALTIES								
10.1	Signage	12,000.00	-	-		-	0%	12,000.00
10.2	Toilet Accessories	5,000.00	-	-		-	0%	5,000.00
10.3	Fire Extinguishers	3,000.00	-	-		-	0%	3,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: City of Grinnell, IA
Engineer: McClure Engineering Company - Coralville, IA
Contractor: WRH, Inc. - South Amana, IA
Project: Water System Improvements 2023
Contract: Water Treatment Plant

Owner's Project No.: FS-79-24-DWSRF-006
Engineer's Project No.: 2022000116-003
Contractor's Project No.: 2402-00-1445

Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

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Item No.	Description	Scheduled Value ($)	Work Completed: (D + E) From Previous Application ($)	Work Completed: This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 12 - FURNISHINGS								
12.1	Furnishings submittals	5,000.00	5,000.00			5,000.00	100%	-
12.2	Lab Equipment and Furnishings Allowance	150,000.00	-	-		-	0%	150,000.00
12.3	Motorized Roller Shades	7,000.00	-	-		-	0%	7,000.00
DIVISION 21 - FIRE SUPPRESSION								
21.1	Fire Suppression Submittal	5,000.00	5,000.00			5,000.00	100%	-
21.2	Wet-Pipe Sprinkler Systems	44,620.00	-	-		-	0%	44,620.00
DIVISION 22 - PLUMBING								
22.1	Plumbing Submittals	5,000.00	5,000.00	-		5,000.00	100%	-
22.2	Facility Water Distribution (Labor)	130,000.00	-	-		-	0%	130,000.00
22.3	Facility Water Distribution (Materials)	85,000.00	-	-		-	0%	85,000.00
22.4	Facility Sanitary Sewage (Labor)	19,854.00	-	10,000.00		10,000.00	50%	9,854.00
22.5	Facility Sanitary Sewage (Materials)	65,000.00	-	35,000.00		35,000.00	54%	30,000.00
22.6	Facility Storm Sewage (Labor)	32,000.00	-	-		-	0%	32,000.00
22.7	Facility Storm Sewage (Materials)	50,000.00	-	-		-	0%	50,000.00
DIVISION 23 - HVAC								
23.1	HVAC Submittals	15,000.00	15,000.00	-		15,000.00	100%	-
23.2	HVAC Equipment	370,000.00	-	-	41,200.00	41,200.00	11%	328,800.00
23.3	HVAC Labor	257,100.00	-	-		-	0%	257,100.00
23.4	Testing and balancing	25,000.00	-	-		-	0%	25,000.00
DIVISION 26 - ELECTRICAL								
26.1	Electrical Submittals	10,000.00	5,000.00	-		5,000.00	50%	5,000.00
26.2	Electrical Requirements (Materials)	37,500.00	-	-		-	0%	37,500.00
26.3	Electrical Requirements (Labor)	18,000.00	-	-		-	0%	18,000.00
26.4	Wiring Material (conduit and wiring) (Materials)	535,000.00	-	-		-	0%	535,000.00
26.5	Wiring Material (conduit and wiring) (Labor)	400,000.00	-	-		-	0%	400,000.00
26.6	Electrical Equipment (Materials)	515,000.00	-	-		-	0%	515,000.00
26.7	Electrical Equipment (Labor)	215,000.00	-	-		-	0%	215,000.00
26.8	Lighting and Wiring Devices (Materials)	100,000.00	-	-		-	0%	100,000.00
26.9	Lighting and Wiring Devices (Labor)	60,000.00	-	-		-	0%	60,000.00
26.10	Well 8 Standby Power Systems (Materials)	165,000.00	-	-		-	0%	165,000.00
26.11	Well 8 Standby Power Systems (Labor)	85,000.00	-	-		-	0%	85,000.00
26.12	Well 9 Standby Power System (Materials)	175,000.00	-	-		-	0%	175,000.00
26.13	Well 9 Standby Power System (Labor)	75,000.00	-	-		-	0%	75,000.00
26.14	WTP Standby Power System (Materials)	420,000.00	-	-		-	0%	420,000.00
26.15	WTP Standby Power System (Labor)	100,000.00	-	-		-	0%	100,000.00
DIVISION 28 - ELECTRIC SAFETY AND SECURITY								
28.1	Electric Safety and Security Submittals	10,000.00	5,000.00			5,000.00	50%	5,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
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Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

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			Work Completed					
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28.2	Access Control and Surveillance (Materials)	13,598.00	-	-		-	0%	13,598.00
28.3	Access Control and Surveillance (Labor)	11,523.00	-	-		-	0%	11,523.00
28.4	Intruder Detection and Alarm Allowance	25,000.00	-	-		-	0%	25,000.00
DIVISION 31 - EARTHWORK								
31.1.	Over-Excavation	100,000.00	100,000.00	-		100,000.00	100%	-
31.2	Engineered / Aggregate fill	120,000.00	120,000.00	-		120,000.00	100%	-
31.3	Excavate and Backfill Footings	120,000.00	85,000.00	15,000.00		100,000.00	83%	20,000.00
31.4	Site Grading	80,000.00	-	15,000.00		15,000.00	19%	65,000.00
DIVISION 32 - EXTERIOR IMPROVEMENTS								
32.1	Concrete Pavement	150,000.00	-	-		-	0%	150,000.00
32.2	Asphalt Pavement	100,000.00	-	-		-	0%	100,000.00
32.3	Sidewalks, Shared Use Paths and Driveways	50,000.00	-	-		-	0%	50,000.00
32.4	Seeding	20,000.00	-	-		-	0%	20,000.00
DIVISION 33 - UTILITIES								
33.1	Utilities Submittals	15,000.00	15,000.00	-		15,000.00	100%	-
33.2	Submersible Turbine Well Pump and Motor	656,384.00	-	-		-	0%	656,384.00
33.3	Well Development and Testing - Chlorine Shock (Unit Price 1: 1 LS @ $19,793.00 / LS)	19,793.00	-	-		-	0%	19,793.00
33.4	Well Development and Testing - Acid Treatment (Unit Price 2: 1 LS @ $47,093.00 / LS)	47,093.00	-	-		-	0%	47,093.00
33.5	Well Development and Testing - Surging/Balling (Unit Price 3: 80 HR @ $745.00 / HR)	59,600.00	-	-		-	0%	59,600.00
33.6	Well Abandonment	174,000.00	-	-		-	0%	174,000.00
33.7	Water Utility System	275,000.00	60,000.00	70,000.00	105,349.13	235,349.13	86%	39,650.87
33.8	Sanitary Utility System	150,000.00	-	-		-	0%	150,000.00
33.9	Storm Water Utility System	150,000.00	-	-		-	0%	150,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

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DIVISION 40 - PROCESS INTERCONNECTIONS								
40.1	Process Interconnections Submittals	20,000.00	15,000.00			15,000.00	75%	5,000.00
40.2	Process Piping - Ductile Iron	195,000.00	-	-		-	0%	195,000.00
40.3	Process Piping - PVC	100,700.00	-	-		-	0%	100,700.00
40.4	Process Piping - Stainless Steel	305,000.00	-	-		-	0%	305,000.00
40.5	Pipe Hangers and Supports Materials	80,000.00	-	-		-	0%	80,000.00
40.6	Process valves	230,000.00	-	-		-	0%	230,000.00
40.7	Liquid Chemical Piping and Valves	40,000.00	-	-		-	0%	40,000.00
40.8	Process Instrumentation (Materials)	535,000.00	-	-		-	0%	535,000.00
40.9	Process Instrumentation (Labor)	70,000.00	-	-		-	0%	70,000.00
40.10	Control Descriptions (Materials)	355,000.00	-	-		-	0%	355,000.00
40.11	Control Descriptions (Labor)	30,000.00	-	-		-	0%	30,000.00
40.12	Scada System Equipment (Materials)	525,000.00	-	-		-	0%	525,000.00
40.13	Scada System Equipment (Labor)	85,000.00	-	-		-	0%	85,000.00
40.14	Controls Startup and Training	15,000.00	-	-		-	0%	15,000.00
DIVISION 41 - MATERIAL PROCESSING AND HANDLING EQUIPMENT								
41.1	Monorail Hoist and Trolley Submittals	1,500.00	1,500.00	-		1,500.00	100%	-
41.2	Monorail Hoist and Trolley	10,000.00	-	-		-	0%	10,000.00
DIVISION 43 - PROCESS GAS AND LIQUID HANDLING, PURIFICATION AND STORAGE EQUIPMENT								
43.1	Process Gas / Liquid Handling Submittals	15,000.00	10,000.00	5,000.00		15,000.00	100%	-
43.2	Vertical Turbine Pumps Open Lineshaft Type in Can	230,000.00	-	-		-	0%	230,000.00
43.3	High Density Cross-Linked Poly Storage Tanks	40,000.00	-	-		-	0%	40,000.00
43.4	Testing Tanks and Reservoirs	5,000.00	-	-		-	0%	5,000.00
43.5	Wire-wound Prestressed Concrete Tank (WWPCT) Submittal	60,000.00	45,000.00	15,000.00		60,000.00	100%	-
43.6	WWPCT - Mobilization	118,000.00	118,000.00			118,000.00	100%	-
43.7	WWPCT- Interior Tank Piping / Floor / Wall Footings	183,000.00	-	158,000.00		158,000.00	86%	25,000.00
43.8	WWPCT - Casting Wall Panels / Dome Panels	408,000.00	-	408,000.00		408,000.00	100%	-
43.9	WWPCT - Erect Wall Panels	113,000.00	-	113,000.00		113,000.00	100%	-
43.10	WWPCT - Shotcrete / Wire Prestressing / Wire Cover	143,000.00	-	-		-	0%	143,000.00
43.11	WWPCT - Shoring & Form / Erect Dome Panels	113,000.00	-	113,000.00		113,000.00	100%	-
43.12	WWPCT - Tank Appurtenances	33,000.00	-	-		-	0%	33,000.00
43.13	WWPCT - Exterior Tank Coating	95,000.00	-	-		-	0%	95,000.00
43.14	WWPCT - Testing / Disinfection Tanks and Reservoirs	34,000.00	-	-		-	0%	34,000.00
43.15	Surge Relief Vessels	228,000.00	-	-		-	0%	228,000.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
DIVISION 46 - WATER AND WASTEWATER EQUIPMENT								
46.1	Water and Wastewater Equipment Submittals	15,000.00	10,000.00	-		10,000.00	67%	5,000.00
46.3	Forced Draft Aerator	280,000.00	-	-		-	0%	280,000.00
46.4	Submersible Mixer	40,000.00	-	-		-	0%	40,000.00
46.5	Membrane Treatment Equipment	2,251,670.00	-	-		-	0%	2,251,670.00
46.6	Membrane Treatment Equipment (Release To FAB)	230,000.00	-	-		-	0%	230,000.00
						-		-
		$ 18,990,000.00	$ 1,953,900.00	$ 1,050,125.00	$ 166,549.13	$ 3,170,574.13	17%	$ 15,819,425.87

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Grinnell, IA	Owner's Project No.:	FS-79-24-DWSRF-006
Engineer:	McClure Engineering Company - Coralville, IA	Engineer's Project No.:	2022000116-003
Contractor:	WRH, Inc. - South Amana, IA	Contractor's Project No.:	2402-00-1445
Project:	Water System Improvements 2023		
Contract:	Water Treatment Plant		

Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

A	B	C	D	E	F	G	H	I
			Work Completed					
Item No.	Description	Scheduled Value ($)	(D + E) From Previous Application ($)	This Period ($)	Materials Currently Stored (not in D or E) ($)	Work Completed and Materials Stored to Date (D + E + F) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
			Change Orders					
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
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			-			-		-
			-			-		-
			-			-		-
	Change Order Totals	$ -	$ -	$ -	$ -	$ -		$ -
			Original Contract and Change Orders					
	Project Totals	$ 18,990,000.00	$ 1,953,900.00	$ 1,050,125.00	$ 166,549.13	$ 3,170,574.13	17%	$ 15,819,425.87

Stored Materials Summary

Contractor's Application for Payment

Owner: City of Grinnell, IA
Engineer: McClure Engineering Company - Coralville, IA
Contractor: WRH, Inc. - South Amana, IA
Project: Water System Improvements 2023
Contract: Water Treatment Plant

Owner's Project No.: FS-79-24-DWSRF-006
Engineer's Project No.: 2022000116-003
Contractor's Project No.: 2402-00-1445

Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

A	B	C	D	E	F	G	H	I	J	K	L	M
						Materials Stored			Incorporated in Work			
Item No. (Lump Sum Tab) or Bid Item No. (Unit Price Tab)	Supplier Invoice No.	Submittal No. (with Specification Section No.)	Description of Materials or Equipment Stored	Storage Location	Application No. When Materials Placed in Storage	Previous Amount Stored ($)	Amount Stored this Period ($)	Amount Stored to Date (G+H) ($)	Amount Previously Incorporated in the Work ($)	Amount Incorporated in the Work this Period ($)	Total Amount Incorporated in the Work (J+K) ($)	Materials Remaining in Storage (I-L) ($)
3.2	50031555989 50031473433 50031473446 50031248484	03 20 00	White Cap - Masonry Rebar, Waterstop, Wall Ties, Insulation Board	On-site	PA-3, -4	48,269.82	-	48,269.82	28,269.82		28,269.82	20,000.00
23.2	2025-123	23 05 20	HVAC Equipment	West Des Moines, IA	PA-4	41,200.00	-	41,200.00	-	-	-	41,200.00
33.7	X015277 X031568 X036354 X038435 X088452 X150522	Div. 33	Site Utility Systems	On-site	PA-4	210,349.13	-	210,349.13	45,000.00	60,000.00	105,000.00	105,349.13
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
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						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
					Totals	$ 299,818.95	$ -	$ 299,818.95	$ 73,269.82	$ 60,000.00	$ 133,269.82	$ 166,549.13

Partial Pay Estimates Paid-to-Date

Contractor's Application for Payment

Owner:	City of Grinnell, IA
Engineer:	McClure Engineering Company - Coralville, IA
Contractor:	WRH, Inc. - South Amana, IA
Project:	Water System Improvements 2023
Contract:	Water Treatment Plant

Owner's Project No.:	FS-79-24-DWSRF-006
Engineer's Project No.:	2022000116-003
Contractor's Project No.:	2402-00-1445

Application No.: 06 (Six) Application Period: From 08/01/25 to 08/31/25 Application Date: 08/19/25

Original Contract Amount: $ 18,990,000.00

Approved Project Change Orders		
Number	Date	Amount

Revised Contract Amount: $ 18,990,000.00

Pay Estimates Paid-to-Date		
Pay Estimate Number	Date	Amount
01	4/7/2025	$ 813,817.50
02	5/5/2025	$ 236,550.00
03	7/7/2025	$ 184,113.63
04	7/7/2025	$ 478,268.13
05		$ 358,677.42

Total Estimates Paid to Date: $ 2,071,426.68

Total Construction Cost: $ 2,071,426.68

RESOLUTION NO. 2025-157

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S FINAL RETAINAGE IN THE AMOUNT OF $29,562.02 TO RES/HGS, LLC. FOR THE BLAKELY CIRCLE & RC INDUSTRIES WATER QUALITY PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with RES/HGS, LLC. on February 20, 2023, for the Blakely Circle & RC Industries Water Quality Project; and

WHEREAS, the final retainage request has been initiated by the City of Grinnell and RES/HGS, LLC.; and

WHEREAS, the Project Engineer has verified completion of the project in accordance with the terms of the contract and recommends approval of the final retainage and Certificate of Completion was approved by the City of Grinnell on August 4, 2025; and

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

Section 1. That said improvements are hereby accepted as having been completed in accordance with the said plans, specifications, and contract. The City Clerk is hereby authorized and directed to make payment in the amount of $29,562.02 to RES/HGS, LLC. for the Blakely Circle & RC Industries Water Quality Project.

Passed and adopted this 2nd day of September 2025.

____
Dan F. Agnew, Mayor

Attest:

____
Alyssa Devig, City Clerk/Finance Director

Council Member __________________ introduced the following Resolution entitled "RESOLUTION APPROVING PAY APPLICATION NO. 12 FOR THE JORDAN WELL NO. 10 PROJECT AND AUTHORIZING A SET-OFF AGAINST PAYMENT TO ADDRESS LIQUIDATED DAMAGES", and moved that the same be adopted. Council Member _________________ seconded the motion to adopt.

The roll was called and the vote was:

AYES: ____

NAYS: ____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION 2025-158

RESOLUTION APPROVING PAY APPLICATION NO. 12 FOR THE JORDAN WELL NO. 10 PROJECT AND AUTHORIZING A SET-OFF AGAINST PAYMENT TO ADDRESS LIQUIDATED DAMAGES

WHEREAS, on the 3rd day of June, 2024, the City of Grinnell entered into a contract with The Cahoy Group for the construction of the Jordan Well No. 10 Project; and

WHEREAS, pursuant to Sec. 4.02 of the contract, the Project was to be substantially complete on or before January 31, 2025, and completed and ready for final payment on or before February 28, 2025; and

WHEREAS, the Project has not yet achieved substantial completion; and

WHEREAS, Sec. 4.05 of the contract provides the Contractor shall pay Owner $1,000 for each day that expires after the time specified for substantial completion; and

WHEREAS, Sec. 6.02 of the contract allows the City to withhold liquidated damages from progress payments; and

WEREAS, it is appropriate for the City Council to withhold the accrued liquidated damages amount from Pay Application No. 12.

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

Section 1. That Pay Application No. 12 is hereby approved.

Section 2. That the accrued liquidated damages, in the amount of $158,000, are appropriate and justified based on the contract for the Project, and the withholding of this amount is therefore approved.

Section 3. That additional Pay Applications related to the Project shall continue to reflect the then-accrued liquidated damages amount.

Section 4. That city staff and the project engineer are authorized and directed to provide notice to the contractor in accordance with the contract documents.

PASSED AND APPROVED, this 2nd day of September, 2025.

____
Mayor

ATTEST:

____
City Clerk

4928-5432-6372-2\10542-154