GRINNELL PUBLIC WORKS OR GROUNDS COMMITTEE REGULAR SESSION MEETING
MONDAY, NOVEMBER 3, 2025, AT 5:30 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL AND VIA ZOOM
HTTPS://ZOOM.US/J/97393475606?PWD=3G5UIUNFBL7DC6XDSP1DH4YLXDNALI.1

MEETING ID: 973 9347 5606
PASSCODE: 221588

TENTATIVE AGENDA

A. Roll Call:

B. Perfecting and Approval of Agenda:

C. Committee Business:

1. Discuss infrastructure improvements related to proposed elementary school.

2. Consider approval of the Free Brush/Compost Weekend at the Brush Dump for November 15–16, 2025 and curbside pickup for the week of November 17, 2025.

3. Consider approval of a right-of-way request from Mediacom - 13th Avenue and Sunset Street.

4. Consider approval of a resolution approving the Grinnell Airport Fixed-Base Operator Lease Agreement with Lowry Flying Services, Inc. (See Resolution No. 2025-190)

5. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 8, in the amount of $185,657.27 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2025-191)

6. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 9, in the amount of $322,833.75 to Caldwell Tanks, Inc. for the South Water Tower Project. (See Resolution No. 2025-192)

7. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 8, in the amount of $903,350.46 to WRH, Inc. for the Water Treatment Plant Project. (See Resolution No. 2025-193)

8. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 1, in the amount of $28,108.13 to Caliber Concrete for the Veterans Memorial Monument. (See Resolution No. 2025-194)

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.*

9. Consider approval of a resolution authorizing payment of the contractor's final Pay Request, in the amount of $31,965.12 to All Star Concrete for the 4th Avenue Reconstruction — Prince to Pearl Street Project. (See Resolution No. 2025-195)

10. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 2, in the amount of $271,631.52 to Con-Struct Inc. for the Broad Street Inlay Project. (See Resolution No. 2025-196)

11. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 3, in the amount of $47,207.48 to Con-Struct Inc. for the Broad Street Inlay Project. (See Resolution No. 2025-197)

12. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 7, in the amount of $202,091.60 to Con-Struct Inc, for the Scout Subdivision Project. (See Resolution No. 2025-198)

13. Consider approval of a resolution authorizing payment of contractor's Pay Request No. 8, in the amount of $213,934.30 to Con-Struct Inc. for the Scout Subdivision Project. (See Resolution No. 2025-199)

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:

CITY OF GRINNELL

New info and procedures are highlighted and effective as of 4/1/2022

PUBLIC RIGHT-OF-WAY
COMMUNICATIONS SYSTEM
LICENSE APPLICATION
ORDINANCE NO. 1060

THIS APPLICATION WILL NOT BE FORMALLY REVIEWED FOR APPROVAL UNTIL AFTER AN ON-SITE MEETING HAS OCCURRED WITH THE INSTALLATION CREW

1. Applicant: Communication Data Link (Name) — 1305 SW 37TH St (Address)
   Grimes, IA 50111 (City, State Zip) — 515-224-9544 (Telephone)

2. Contact Info for Installation Crew: Lee Williams (Name) — 1305 SW 37TH St (Address)
   Grimes, IA 50111 (City, State Zip) — 515-224-9544 (Telephone)

3. Application requires an engineering site plan for the proposed system that is to be placed within the City Right-of-way. Check off each of these items as they are included on the site plan:

   - ☑ Plans drawn to scale.
   - ☑ Street names.
   - ☑ Right-of-way widths.
   - ☐ Pavement widths.
   - ☐ Sidewalk location and width including sidewalk ramps.
   - ☐ Obstacles or improvements that are in or near the work area. An example of such are: existing trees, fence, drainage structures, Water stop-boxes, ditches, and utility vaults.
   - ☑ Horizontal and vertical location and physical size of the proposed utility.
   - ☑ Proposed construction work method such as “open cut” or “bore”.
   - ☐ A drawing and explanation of concrete or asphalt restoration.
   - ☐ Information regarding sod work and tree replacement.
   - ☐ Location of other existing utilities within the work area.
   - ☐ Typical detail sections where special attention is required for some restoration work.
   - ☐ Excavation soil replacement and compaction requirements. Aggregate replacement under street surfaces, soil backfill outside of 5’ from edge of street surface.
   - ☐ Detailed time schedule.
   - ☑ Address of adjacent properties.
   - ☐ Legal description of communication system location.

4. List any other items of concern particular to this project:

5. **Pre-Installation Meeting**: Before any work begins an on-site meeting with a City of Grinnell Representative must occur to go over the proposed project and verify any hazards or issues that must be taken note of. Work that begins without this meeting may result in Civil Citations being issued against the parties listed on this application. This project will not be reviewed for approval until the on-site meeting has occurred.

6. **Administrative Fee:** An Administrative fee of $50.00 shall be due and payable to the City Engineer at the time of filing of the initial license application and at the time of filing of each proposed amendment to the license. (Attach copy of receipt) Receipt No._____.

7. **Use Fee**: **(Serving no additional customers)** If the licensed serves no customers other than itself, then in addition to the Administrative Fee, the licensee shall pay a use fee to the City Engineer at the time of filing of the initial license application. The amount of the use fee shall be the greater of the following two (2) amounts: $100.00 or $1.00 per lineal foot of route traversed by the communication line within any public right-of-way in a C-2 zone and $0.50 per lineal foot in any other part of the city. At the time of filing of each proposed amendment to the license involving an increase in the length of route traversed within public right-of-way, the licensee shall pay to the City Engineer an additional fee computed at the rate of $1.00 per lineal foot of additional route of traversed within any public right-of-way.

   (Serving additional customers) If the licensed system serves customers other than the licensee itself, then, in addition to the administrative fee, the licensee shall pay an annual use fee to the City Engineer. The annual use fee shall be based on a license year ending on March 31 of each year, and the use fee for each license year shall be due and payable at the end of such year on March 31, or if the license has terminated during such year, on the date of termination. The amount of the annual use fee shall be the greater of the following two (2) amounts: $100.00, or three percent of the gross revenues derived by the licensee from the sale or exchange of services in connection with the operation of the licensee's communications system within the public right- of-way during the license year. Each annual use fee payment shall be accompanied by a report from the licensee in a form approved by the City Manager and the city legal department showing the basis for the computation of the fee and such other relevant data as may be required by the City Manager and the city legal department. Each such report shall contain a notarized verification by the chief financial officer of the licensee, and upon request by the city, such reports shall be verified by a certified public accountant at the expense of the licensee.

Office Use Only

Fees: Administrative Fee: **$50.00**

Use Fee:

(No Additional Customers) Greater of $100.00 or:

Linear Feet Within C-2:_____ x $1.00 _____

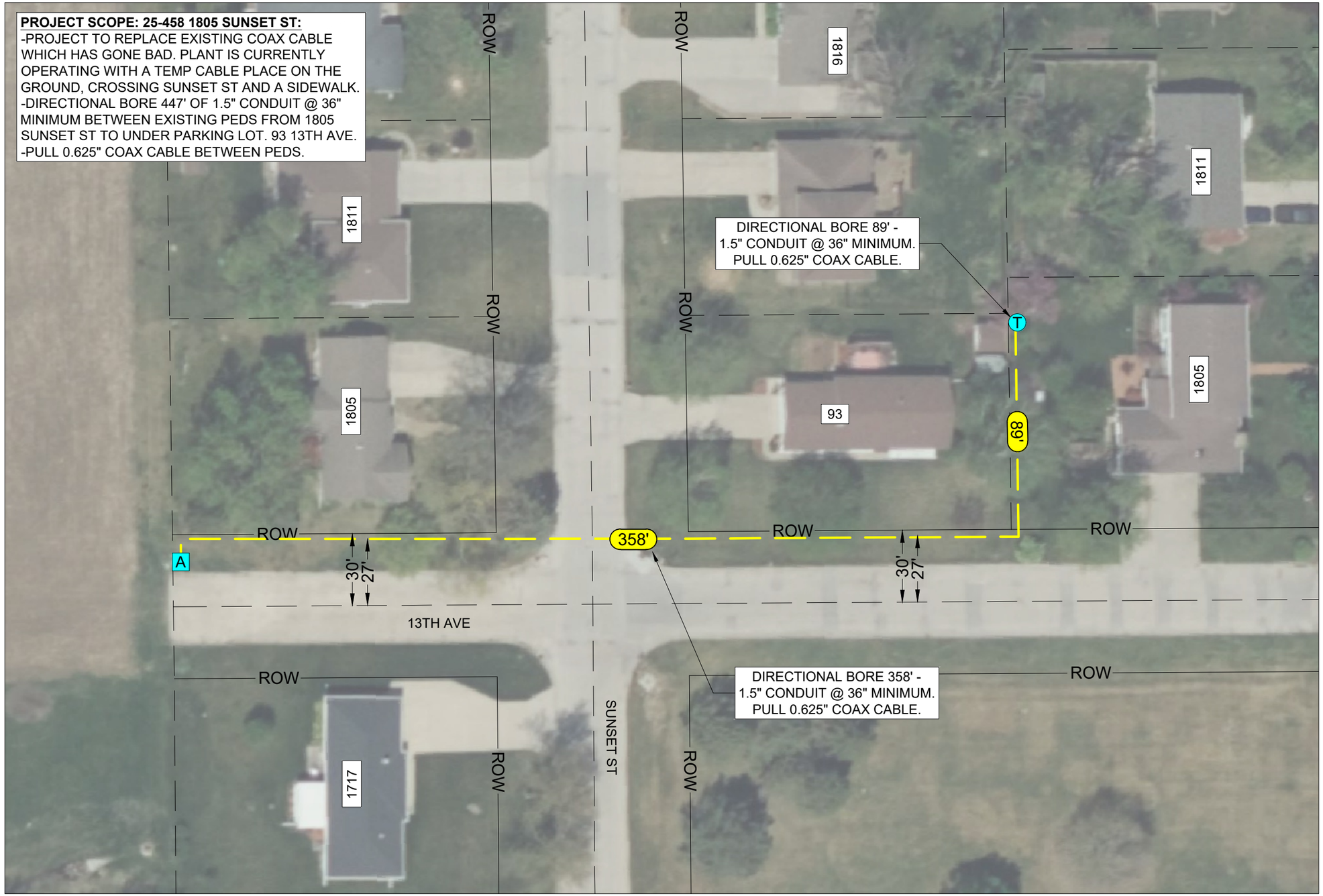
Linear Feet Outside C-2:_____ x $0.50 _____

Total: $ 50.00

(Additional Customers) Greater of $100.00 or 3% Gross Revenues from Services. Paid annually.

Date of Acceptance 10-20-2025 Date of Approval_____

Staff TA



SHEET: COVER

N

CITY: GRINNELL

COUNTY: POWESHIEK COUNTY

TWP: 80N

RANGE: 16W

SECTION: 08

MUNICIPALITY: CITY OF GRINNELL

ADDRESS/LOCATION 1805 SUNSET ST

Mediacom

PROJECT ID # 25-458

PROJECT DESCRIPTION:
-DIRECTIONAL BORE 447' OF 1.5" CONDUIT @ 36" MINIMUM BETWEEN EXISTING PEDS FROM 1805 SUNSET ST TO UNDER PARKING LOT. 93 13TH AVE.
-PULL 0.625" COAX CABLE BETWEEN PEDS.

ENGINEERING: October 9, 2025

COMPLETED:

REVISIONS:

COMMUNICATION DATA LINK
UTILITIES CONSTRUCTION CONTRACTOR

DESIGNED BY: TYLER PERKINS
DESIGN APPROVED: JAMES REASON
O) (515)224-9544

REDLINE

AS BUILT:

SCALE 1" : 40'

NOTICE
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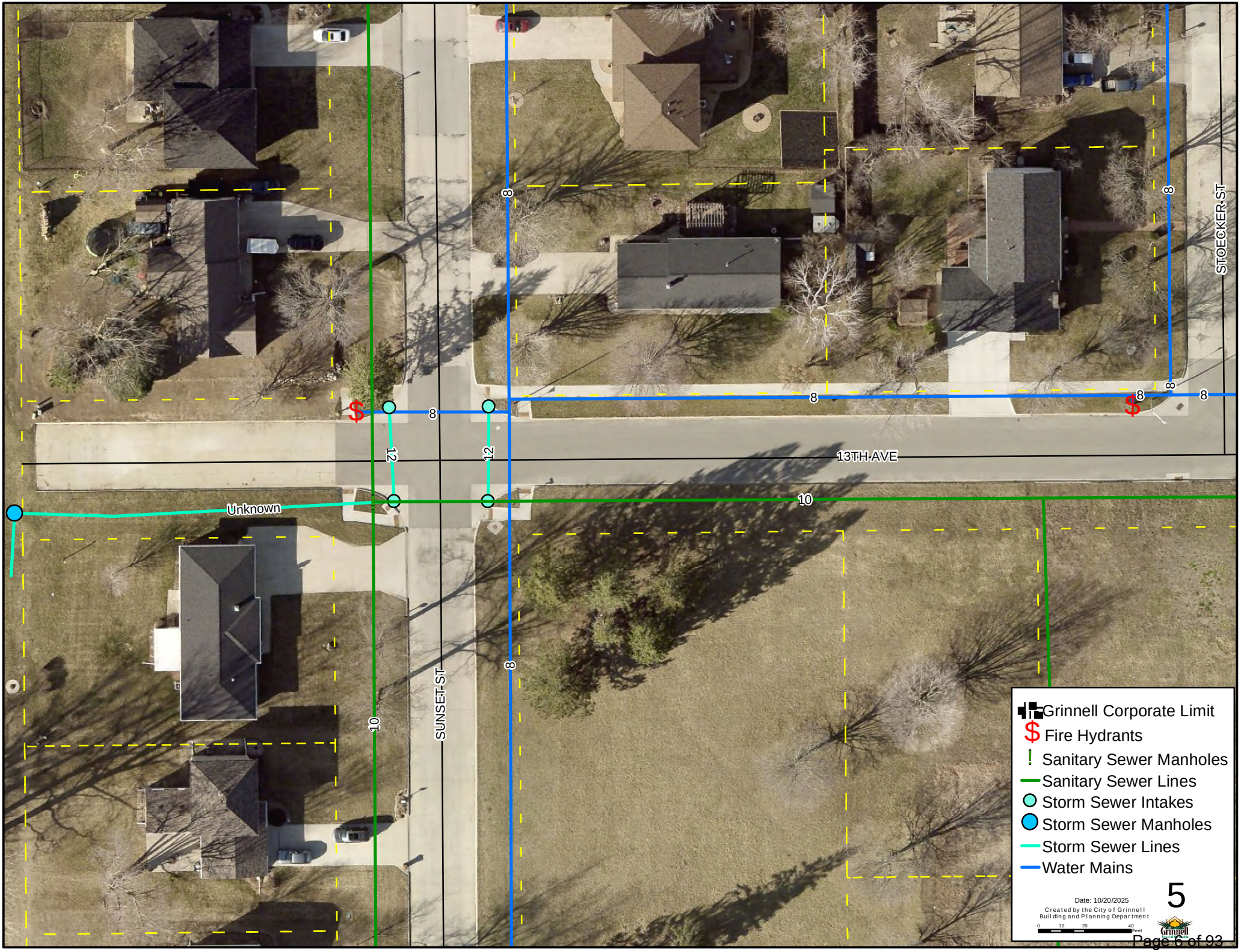
13TH AVE
SUNSET ST
STOECKER ST
Unknown
8
10
12
Grinnell Corporate Limit
Fire Hydrants
Sanitary Sewer Manholes
Sanitary Sewer Lines
Storm Sewer Intakes
Storm Sewer Manholes
Storm Sewer Lines
Water Mains
Date: 10/20/2025
Created by the City of Grinnell
Building and Planning Department
0 10 20 40 Feet
5

RESOLUTION NO. 2025-190

A RESOLUTION APPROVING THE GRINNELL AIRPORT FIXED-BASE OPERATION LEASE AGREEMENT WITH LOWRY FLYING SERVICES, INC.

GRINNELL AIRPORT FIXED-BASE OPERATION AGREEMENT

This Agreement made and entered into this 1st day of July 1, 2026 by and between the City of Grinnell, Iowa hereinafter referred to as the CITY and Ronald D. Lowry d.b.a. Lowry Flying Services, Inc. of Grinnell, Iowa, hereinafter referred to as the OPERATOR.

WITNESSETH:

WHEREAS, the CITY owns a Municipal Airport know as the Grinnell Regional Airport, hereinafter referred to as the AIRPORT located in the city of Grinnell, Poweshiek County, Iowa; and,

WHEREAS, the OPERATOR is engaged in the business of air transportation, aircraft maintenance, aircraft rental, flight training and other general activities related to aviation; and,

WHEREAS, the OPERATOR desires to lease certain buildings located at the AIRPORT for the conducting of certain aviation services and the CITY is willing to lease said buildings, or portions thereof, to the OPERATOR, and to permit said services to be carried on upon the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the rental and service fees hereinafter provided for and covenants hereinafter contained and other valuable considerations, the CITY does hereby agree to permit the services hereinafter referred to and does hereby grant, demise and lease to the OPERATOR the buildings or portions thereof depicted on Exhibit "A" attached hereto and by this reference made a part of this Agreement. Those areas specifically designated for public use in the office-terminal building shall be maintained as such and not restricted for such use by the OPERATOR.

I. <u>TERMINAL AREA USE</u>.

A. The terminal areas leased by the OPERATOR shall be:
   1. Manager's office.
   2. Bookkeeping - receptionist area.
   3. Student study room. This room may be reserved by the CITY with 24 hour notice if available.
   4. Office supply and janitorial supply room.

The OPERATOR will have use of the area to conduct a business in the

terminal at the discretion of the City. The OPERATOR will not pay cash rent but will be responsible for the cleaning, supervision, and general upkeep of the terminal areas including all public hangar space when in transition.

B. CITY-OWNED TERMINAL BUILDING AND TERMINAL AIRPLANE HANGAR.

The OPERATOR may store two OPERATOR owned single engine aircraft in the terminal airplane hangar at no cost if those aircraft are suitable and intended for instruction and rental. The OPERATOR may also have up to one plane in the terminal for service or repair. No plane being serviced or repaired may be in the terminal hangar for more than 30 days in any 365-day period. If a plane is in the terminal hangar being serviced or repaired for more than 30 days in any 365-day period that plane shall be subject to the established hangar rental fee retroactive to the first day it was in the terminal hangar. The OPERATOR has the right to do maintenance in the area and reserve reasonable space for such maintenance. The OPERATOR also has the right to rent overnight hangar space to transient aircraft if space is available. All rent payments by transient aircraft shall be reported annually to the CITY including dates of service and amounts collected.

In exchange for the items listed in the previous paragraph, the OPERATOR agrees to move stored aircraft in and out of the terminal hangar as necessary and assist others as needed. The OPERATOR will carry hangar keeper's liability insurance to cover the operation minimums as follows: $500,000 for each aircraft and $500,000 for each occurrence.

The CITY and the OPERATOR shall share rent from the terminal hangar (not t-hangar) *50%* OPERATOR and *50%* CITY. Rent for planes which are regularly stored in the terminal hangar shall be paid directly to the CITY. The CITY will pay the OPERATOR the appropriate monthly amount. For the purpose of this Agreement, overnight shall be defined as no more than 48 hours in any 30-day period. Payments that do not meet this definition must be reported and paid to the CITY as shared rent. Every effort should be made to fill the t-hangars prior to making the terminal building available for rent. This would not apply to planes owned by the OPERATOR. Determining rental rates for all hangar space is solely the decision of the Grinnell City Council. The OPERATOR must report the rate charged for overnight storage and the CITY may alter that rate if deemed excessive or inadequate.

The OPERATOR will receive no rent from either the hangar locally known as the GTE hangar (which is now in a long-term lease with Manatt's) or any of the t-hangars. The Operator shall be allowed to rent one of the half stalls in the t hangar building selected by the CITY at a cost

of $0.00 annually during the term of this Agreement. The Operator leases the Charles Hink Hangar under separate agreement with the CITY. This Agreement shall supersede the Hink Hangar agreement if any conflicts arise.

II. ANNUAL SERVICE FEES:

The OPERATOR will pay service fees as outlined in this section for all services which the operator provides:

For Aircraft Maintenance	$0.00
For Student Instruction	$0.00
For Aircraft Sales	$0.00
For Aircraft Rental	$0.00
For Aircraft Storage	$0.00
For Sale of Fuel and Oil	$0.00

Total yearly fees are $0.00 to be paid in monthly installments of $0.00 each.

Items that will not be provided under this Agreement.

A. All tanks and pumps shall be and remains the property of the CITY and shall consist of at least one twelve (12) -thousand-gallon tank for the storage of jet fuel and one six (6) thousand gallon tank for the storage of aviation gas. All fuel products pumped from these tanks by the OPERATOR shall be subject to a flowage charge of $.13 per gallon payable monthly by the OPERATOR to the CITY. The OPERATOR understands that during the term of this agreement the city may undertake improvement projects that cause inconvenience and even closure. The OPERATOR will not be compensated for any inconvenience.

   In the event the OPERATOR removes fuel from the tanks to transfer to any other location the OPERATOR shall pay the flowage charge on the fuel removed. The OPERATOR will immediately advise the CITY of any fuel removed. The OPERATOR must provide the CITY will copies of all fuel supplier drop slips. All fuel sold on site by the OPERATOR loaded in OPERATOR owned aircraft on site must first enter the CITY'S tanks. All fuel loaded, used or sold by the OPERATOR at the AIPORT will pay the fuel flowage fee. The OPERATOR is responsible for purchasing and paying for all aviation fuel dispensed from the CITY'S tanks. The CITY has the right to examine all OPERATOR records to verify fuel deliveries, sales, and other related documents.

III. ASSIGNMENT OF LEASE.

The OPERATOR shall not at any time during the term of this Agreement, or in any manner, either directly or indirectly, assign, hypothecate or transfer this

agreement or any interest therein without the written consent of the CITY. This includes significant changes to the personnel assigned to the AIRPORT by the OPERATOR as determined by the CITY.

IV. THE OPERATOR FURTHER HEREBY AGREES:

A. To observe and obey during the term of this Agreement all laws, ordinances, rules and regulations promulgated and enforced by the CITY or by any other authority having jurisdiction over the conduct of operations at the AIRPORT.

B. To hold the CITY free and to indemnify, defend, and hold harmless, from loss from each and every claim and demand of whatever nature made on behalf of or by any person or persons for any wrongful act, negligence, or omission on the part of the OPERATOR, its agents, servants and employees.

C. To deliver to the CITY possession of the premises herein leased at the termination of this lease in good condition, reasonable wear and tear excepted and the OPERATOR shall have the right at any time during the term of this Agreement to remove his aircraft, tools, equipment and fixtures from said buildings.

D. That no signs or advertising matter shall be erected upon the exterior of the premises without the consent of the CITY.

E. Non-Discrimination Provisions.

1. The OPERATOR for itself, its successors in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained or otherwise operated on said property described in this lease, for a purpose which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the OPERATOR shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49CFR Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

2. The OPERATOR for itself, its successors in interest, and assigns, as a part of the consideration hereby covenant that: a) no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of or be otherwise subjected to discrimination in the use of said facilities; b)

that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; c) that the OPERATOR shall use the premises in compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and said regulations may be amended.

F. That the OPERATOR will not exercise or grant any right or privilege which would operate to prevent any person or corporation operating aircraft on the AIRPORT from performing any service on its own aircraft with its own employees (including, but not limited to, maintenance and repairs) that it may choose to perform. The OPERATOR will work to accommodate other aerial applicator businesses and will not do anything intentionally to put any person or business at a disadvantage. Priority for space and access to services will be determined by giving priority based on fuel volume purchased from the AIRPORT the previous calendar year, number of aircraft stored permanently at the AIRPORT the previous calendar year, and number of take offs from the AIRPORT the previous calendar year. If any conflicts cannot be resolved by the OPERATOR, the Grinnell City Manager will have sole discretion to make the final decisions.

G. To maintain adequate records showing income and expenses from the buildings herein leased and from the operation of the OPERATOR'S business in connection with said buildings and make said records available to the CITY on request. All records requested shall be provided within 10 days of receiving a request. The OPERATOR shall report immediately to the CITY any changes related to aircraft stored in all hangars and shall work with CITY to accommodate the transitions in hangar spaces. The OPERATOR shall not allow any permanent storage of aircraft without first verifying that the aircraft owner has signed the appropriate rental agreements and paid any necessary fees.

H. Keep the proper records and take the appropriate measurements daily or as may otherwise be required so that the City can maintain its eligibility for insurance on city-owned underground fuel storage facilities.

I. No pets or animals are to be kept at the AIRPORT at any time or for any reason, service animals excepted.

J. Storage of non-aviation items is prohibited unless necessary to carry out other aspects of this contract (snow blower, shovels, rakes, lawn mower, vacuum, etc.). This would not apply to items provided as convenience or

as a service to the aviation community. No chemicals, fertilizers, surfactants, or related items may be stored by the OPERATOR at anytime unless part of a bona fide aerial applicator business. If part of a bona fide aerial applicator business, these items may not be stored at the AIRPORT from October 1st to May 1st at any location at the AIRPORT.

K. To carry public liability and property damage liability insurance specifically for the fixed base operator services, including passenger liability on OPERATOR charter planes, in the amount of $, $2,000,000 with an additional $5,000,000 umbrella for the benefit of the parties and shall name the CITY as an additional named insured with waiver of subrogation on all policies related to this Agreement. The Operator shall carry a $1,000,000 general liability policy and $1 million per occurrence. The OPERATOR will annually provide the CITY a certificate showing that all necessary insurance is in force. The OPERATOR shall also provide insurance coverage to insure against environmental accidents or injury caused by the OPERATOR or resulting from the OPERATORS activities. The CITY shall be named as an additional insured.

L. To cooperate with the CITY and others to host community events at the AIRPORT including but not limited to an annual fly-in event, one event annually in the terminal hangar with the OPERATOR having the ability to block up to four seven-day periods to avoid critical work periods

V. The OPERATOR shall have the right under this Agreement to:

A. Locate on the described premises, maintain and operate full aircraft servicing facilities, to sell aircraft, engines, accessories and parts and to provide storage space for aircraft, a repair shop for the repairing and servicing of aircraft engines, instruments, propellers and accessories in connection with said business; the additional right to conduct as such activities applying to aircraft belonging to the OPERATOR; the right to give flying instructions; to provide pilots for operating planes for others and to carry passengers and freight for hire, subject to all appropriate laws of the Federal Government and the State of Iowa and the requirements of the FAA or any other duly authorized governmental agency; and other business activities secondary to aviation that cause no real or perceived harm or disruption to aviation activities. The OPERATOR may not undertake any non-aviation business at the AIRPORT without the express written consent of the CITY and that consent may be revoked without prior notice by written notice from the CITY.

B. The non-exclusive use in common with others of the AIRPORT landing facilities and parking areas, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the takeoff, flying and landing of aircraft.

C. Non-exclusive access for vehicles to the leased property across property owned by the CITY and not specifically included in this lease.

D. The non-exclusive use in common with others, of the airport. The only exclusive right conveyed by this Agreement unless otherwise stated is the right to use the city fuel system for the sale of fuel.

E. Water usage shall be limited to occasional use. Any usage of water by the Operator over 500 gallons must be metered and paid for by the Operator.

VI. The CITY agrees and covenants as follows:

A. That it will repair and maintain the buildings and all building systems leased to the OPERATOR and the entrance road and ramps to keep them in a usable condition.

B. To extend to the AIRPORT, full use of the CITY'S Fire Department and fire protection facilities and the use of the CITY'S police protection and patrolling.

C. The CITY will furnish all equipment and personnel for necessary grass and weed cutting on the portion of the property not under cultivation. This is currently being done by a private contractor and the OPERATOR shall work with the CITY to monitor this work and immediately notify the CITY of any problems associated with this work.

D. To furnish equipment for the removal of snow from the roads, runways, taxiways and ramp area insofar as it is possible with the large equipment of the CITY. This includes all AIRPORT property and the public roadway leading to Iowa Highway 146. The OPERATOR shall provide qualified staff to operate such equipment to perform snow and ice removal from those areas. OPERATOR shall remove snow from areas adjacent to door entryways and the OPERATOR will remove snow around the City-owned terminal buildings, multiple airplane hangers and remove that snow from around the t-hangars, which can not be removed with the CITY'S large snow removal equipment. A CITY end loader and plow will be stored at the AIRPORT and will be available for use by the OPERATOR for snow removal as may be agreed by the CITY and the OPERATOR. Any damage beyond ordinary wear and tear caused by negligence of the Operator must be repaired or replaced at the Operator's expense. During severe snow and ice events, the OPERATOR may request additional assistance from the CITY to perform snow and ice removal. The CITY will make available any materials necessary to melt snow and ice from the areas mentioned.

E. Subject to the OPERATOR'S right to the buildings herein leased, the

CITY shall make available all facilities of the AIRPORT for the use and benefit of the public on fair and reasonable terms and without unjust discrimination.

F. To pay the utility costs on the Office-Terminal Buildings and the hangars. Said costs include the supply of usual and customary heating fuel and electrical energy for lighting, air conditioning, etc. in the office-terminal building and electrical energy for lighting in the hangars, runways, taxiways, beacon, and navigation systems. The OPERATOR shall make every effort to use these services efficiently. The CITY shall also provide all necessary water to the airport; however, it will charge for use when deemed appropriate by the CITY. The winter heat level which is to be maintained in the hangar area shall not be higher than is needed for the proper environment for planes stored in the hangars.

G. CITY is a tax-exempt municipal corporation and therefore, any and all taxes incurred of any kind, nature or description shall be paid by the OPERATOR.

VII. The parties hereto, for themselves, their legal representatives, successors and assigns, further covenant and agree:

A. During any period when the AIRPORT shall be closed by any lawful authority restricting the use of the AIRPORT in such a manner as to interfere with the use of the same by OPERATOR for business operation, the rent and service fee shall not abate.

B. The CITY agrees to keep all buildings erected on the premises fully covered with insurance against damage by loss by fire or other casualty and to maintain the runway lighting facilities, airport beacon and Unicom installed at said AIRPORT and to assume full responsibility for the payment of the electrical current required in the operation of the AIRPORT. The CITY shall pay for 50% of the monthly bill for internet, television service, fax, telephone and related communications which shall include a public telephone for local calls accessible when the terminal building is closed. The OPERATOR shall carry insurance coverage against any damage to any OPERATOR owned and stored at the AIRPORT.

C. Failure on the part of the OPERATOR to pay the rent or service fees hereunder, within fifteen *(15)* days after the same shall become due, except as provided in Section VII A, shall authorize the CITY, at its option and without any legal proceedings, to declare this lease void, cancel the same, and enter and take possession of the property and terminate the permission to conduct any further services on the AIRPORT property by the OPERATOR.

D. If the OPERATOR shall violate any of the restrictions of the lease or shall fail to keep any of its covenants under written notice to cease such violation and a reasonable time thereafter to correct the same, the CITY shall give ten (10) days written notice to the OPERATOR, and if the violation is not solved within five (5) days, the CITY may terminate this agreement and take possession of the premises and terminate the right of the OPERATOR to conduct any services on the premises.

E. The CITY reserves the right to enter upon the premises at any reasonable time, for the purposes of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this lease. The CITY shall be provided with keys, passwords, access codes or any other items necessary to freely access all public areas under the terms of this lease.

F. This Agreement shall be subordinate to the provisions of any existing or future agreement between the CITY and the United States, relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditures of federal funds for the development of the AIRPORT.

G. The CITY reserves the right to maintain and keep in repair the landing area of the AIRPORT and all publicly owned facilities of the AIRPORT, together with the right to direct and control all activities of the OPERATOR in this regard.

H. The CITY reserves the right further to develop or improve the landing area and all publicly owned air navigation facilities of the AIRPORT as it sees fit, regardless of the desire or views of the OPERATOR, and without interference or hindrance. The OPERATOR accepts disruptions and inconvenience caused by work directed by the CITY at the AIRPORT and has no recourse against the CITY for such.

I. The CITY reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent the OPERATOR from erecting, or permitting to be erected, any building or other structure on the AIRPORT which in the opinion of the CITY would limit the usefulness of the AIRPORT or constitute a hazard to aircraft.

J. During time of war or national emergency the CITY shall have the right to enter into an agreement with the United States Government for military or naval use of part or all the landing area, the publicly owned air navigation facilities and/or other area or facilities of the AIRPORT. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provision of the agreement with the Government,

shall be suspended.

K. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the AIRPORT.

L. There is hereby reserved by the CITY, its successors and assigns, for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased; together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the AIRPORT.

M. It is understood and agreed that nothing herein contained shall be construed to grant or authorize an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

N. The term of this Agreement shall extend from July 1, 2026 thru June 30, 2029.

O. 30-Day Cancellation and Annual Review. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement. The contract may be reviewed by the City Council and the OPERATOR at the first City Council Meeting in December or as soon thereafter as practical. It is the responsibility of the OPERATOR to initiate this review by written notice. The OPERATOR shall also participate in regular meetings as called with the City and AIRPORT users to evaluate the effectiveness of this Agreement. If the Agreement is determined to be mutually beneficial by both parties, it is the intent of both parties to extend or renew the Agreement.

VIII. Management of the AIRPORT

A. The OPERATOR agrees to provide services as follows:

1. Enforcement of such field rules and air traffic patterns as may be established by the CITY or the FAA.
2. Daily inspection of the landing area and reporting conditions requiring attention to the CITY.
3. Providing for the operation and weekly inspection of the AIRPORT lighting systems and the replacement of burned-out lights or other minor parts as can be done without special equipment.
4. Providing for the attendance at the AIRPORT, during normal business hours, of a competent person to oversee the management responsibilities set forth herein.
5. The OPERATOR shall also promote and increase interests and

activities in aviation in the Grinnell area. The OPERATOR shall provide routinely available opportunities for flight instruction and airplane rental at the AIRPORT. This may be done via use of a subcontractor; however, the Operator will be responsible to ensure that their subcontractor has all necessary licenses, insurance, and other necessary requirements.

6. Enforcement of resolutions regarding the furnishing of services at the AIRPORT as provided by the City Council of the City of Grinnell, Iowa.
7. The OPERATOR shall advise the CITY of such work as is necessary to keep open and usable the runways and other public facilities at said AIRPORT. The OPERATOR is not obligated to repair hard surfaced areas or maintain the fence around said AIRPORT site, nor be required to repair buildings, runway lights, (see preceding item "C") beacon or Unicom, but shall immediately advise the CITY or its representative of any needed repairs. These areas should be inspected no less than once every 30 calendar days and deficiencies reported to the CITY.
8. Place with the appropriate FAA Agency all information which affects the AIRPORT, and which warrants a NOTAM.
9. To charge fair, reasonable, and non-discriminatory prices for each unit of sale or service; provided that the OPERATOR may be allowed to make reasonable and non-discriminatory discounts, rebates, and other similar types of price reductions to volume purchasers or as a method to attract new customers and retain loyal customers.
10. The OPERATOR will keep regular business hours of Monday through Friday 8:00 a.m. to 5:00 p.m. during the months of October, November, December, January, February, March and April and 8:00 a.m. to 7:00 p.m. during the months of May, June, July, August and September.

B. CONTRACT PRICE. The contract price shall be $30,000 each year of this Agreement, payable monthly. The City will only pay for full months and will not prorate even if the lease is terminated by the CITY.

C.

D. CONTRACT TERM. This contract shall extend thru June 30, 2029, unless sooner terminated by either party and shall renew automatically unless terminated by either party.

E. It is expressly understood and agreed that the OPERATOR and any individuals employed by the OPERATOR are not employees of the CITY. The OPERATOR and OPERATOR'S employees are independent contractors.

F. This agreement shall be subordinate to the provisions of any existing or future agreements between the City and the United States of America relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the AIRPORT

G. 30-Day Cancellation. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement.

This entire agreement is subject to approval by the Federal Aviation Administration and in the event approval is not granted this lease shall become null and void.

IN WITNESS WHEREOF, the parties have hereunto signed their names, the year, and day first above written.

Passed and approved this 3rd day of November 2025.

CITY OF GRINNELL, IOWA:

_____
Dan F. Agnew, Mayor

ATTEST:

_____
Alyssa Devig, City Clerk

LOWRY FLYING SERVICES, INC.

_____
Ronald D. Lowry, President, Lowry Flying Services, Inc.

ATTEST:

_____
Alyssa Devig, City Clerk

GRINNELL AIRPORT FIXED-BASE OPERATION AGREEMENT

This Agreement made and entered into this 1st day of July 1, 202~~1~~6 by and between the City of Grinnell, Iowa hereinafter referred to as the CITY and Ronald D. Lowry d.b.a. Lowry Flying Services, Inc. of Grinnell, Iowa, hereinafter referred to as the OPERATOR.

WITNESSETH:

WHEREAS, the CITY owns a Municipal Airport know as the Grinnell Regional Airport, hereinafter referred to as the AIRPORT located in the city of Grinnell, Poweshiek County, Iowa; and,

WHEREAS, the OPERATOR is engaged in the business of air transportation, aircraft maintenance, aircraft rental, flight training and other general activities related to aviation; and,

WHEREAS, the OPERATOR desires to lease certain buildings located at the AIRPORT for the conducting of certain aviation services and the CITY is willing to lease said buildings, or portions thereof, to the OPERATOR, and to permit said services to be carried on upon the terms and conditions hereinafter stated.

NOW, THEREFORE, for and in consideration of the rental and service fees hereinafter provided for and covenants hereinafter contained and other valuable considerations, the CITY does hereby agree to permit the services hereinafter referred to and does hereby grant, demise and lease to the OPERATOR the buildings or portions thereof depicted on Exhibit "A" attached hereto and by this reference made a part of this Agreement. Those areas specifically designated for public use in the office-terminal building shall be maintained as such and not restricted for such use by the OPERATOR.

I. TERMINAL AREA USE.

A. The terminal areas leased by the OPERATOR shall be:
   1. Manager's office.
   2. Bookkeeping - receptionist area.
   3. Student study room. This room may be reserved by the CITY with 24 hour notice if available.
   4. Office supply and janitorial supply room.

   The OPERATOR will have use of the area to conduct a business in the terminal at the discretion of the City. The OPERATOR will not pay cash rent but will be responsible for the cleaning, supervision, and general upkeep of the terminal areas including all public hangar space when in transition.

B. CITY-OWNED TERMINAL BUILDING AND TERMINAL AIRPLANE HANGAR.

The OPERATOR may store two OPERATOR owned single engine aircraft in the terminal airplane hangar at no cost if those aircraft are suitable and intended for instruction and rental. The OPERATOR may also have up to one plane in the terminal for service or repair. No plane being serviced or repaired may be in the terminal hangar for more than 30 days in any ~~365 day~~365-day period. If a plane is in the terminal hangar being serviced or repaired for more than 30 days in any ~~365 day~~365-day period that plane shall be subject to the established hangar rental fee retroactive to the first day it was in the terminal hangar. The OPERATOR has the right to do maintenance in the area and reserve reasonable space for such maintenance. The OPERATOR also has the right to rent overnight hangar space to transient aircraft if space is available. All rent payments by transient aircraft shall be reported annually to the CITY including dates of service and amounts collected.

In exchange for the items listed in the previous paragraph, the OPERATOR agrees to move stored aircraft in and out of the terminal hangar as necessary and assist others as needed. The OPERATOR will carry hangar keeper's liability insurance to cover the operation minimums as follows: $500,000 for each aircraft and $500,000 for each occurrence.

The CITY and the OPERATOR shall share rent from the terminal hangar (not t-hangar) *50%* OPERATOR and *50%* CITY. Rent for planes which are regularly stored in the terminal hangar shall be paid directly to the CITY. The CITY will pay the OPERATOR the appropriate monthly amount. For the purpose of this Agreement, overnight shall be defined as no more than 48 hours in any ~~30 day~~30-day period. Payments that do not meet this definition must be reported and paid to the CITY as shared rent. Every effort should be made to fill the t-hangars prior to making the terminal building available for rent. This would not apply to planes owned by the OPERATOR. Determining rental rates for all hangar space is solely the decision of the Grinnell City Council. The OPERATOR must report the rate charged for overnight storage and the CITY may alter that rate if deemed excessive or inadequate.

The OPERATOR will receive no rent from either the hangar locally known as the GTE hangar (which is now in a ~~long term~~long-term lease with ~~Manatts~~Manatt's) or any of the t-hangars. The Operator shall be allowed to rent one of the half stalls in the t hangar building selected by the CITY at a cost of $0.00 annually during the term of this Agreement. The Operator leases the Charles Hink Hangar under separate agreement with the CITY. This Agreement shall supersede the Hink Hangar agreement if any conflicts arise.

II. ANNUAL SERVICE FEES:

The OPERATOR will pay service fees as outlined in this section for all ~~services, which~~services which the operator provides:

For Aircraft Maintenance	$0.00
For Student Instruction	$0.00
For Aircraft Sales	$0.00
For Aircraft Rental	$0.00
For Aircraft Storage	$0.00
For Sale of Fuel and Oil	$0.00

Total yearly fees are $0.00 to be paid in monthly installments of $0.00 each.

Items that will not be provided under this Agreement.

A. All tanks and pumps shall be and remains the property of the CITY and shall consist of at least one twelve (12) -~~thousand gallon~~thousand-gallon tank for the storage of jet fuel and one six (6) thousand gallon tank for the storage of aviation gas. All fuel products pumped from these tanks by the OPERATOR shall be subject to a flowage charge of $.13 per gallon payable monthly by the OPERATOR to the CITY. The OPERATOR understands that during the term of this agreement the city may undertake improvement projects that cause inconvenience and even closure. The OPERATOR will not be compensated for any inconvenience.

   In the event the OPERATOR removes fuel from the tanks to transfer to any other location the OPERATOR shall pay the flowage charge on the fuel removed. The OPERATOR will immediately advise the CITY of any fuel removed. The OPERATOR must provide the CITY will copies of all fuel supplier drop slips. All fuel sold on site by the OPERATOR loaded in OPERATOR owned aircraft on site must first enter the CITY'S tanks. All fuel loaded, used or sold by the OPERATOR at the AIPORT will pay the fuel flowage fee. The OPERATOR is responsible for purchasing and paying for all aviation fuel dispensed from the CITY'S tanks. The CITY has the right to examine all OPERATOR records to verify fuel deliveries, sales, and other related documents.

III. ASSIGNMENT OF LEASE.

The OPERATOR shall not at any time during the term of this Agreement, or in any manner, either directly or indirectly, assign, hypothecate or transfer this agreement or any interest therein without the written consent of the CITY. This includes significant changes to the personnel assigned to the AIRPORT by the OPERATOR as determined by the CITY.

IV. THE OPERATOR FURTHER HEREBY AGREES:

A. To observe and obey during the term of this Agreement all laws,

ordinances, rules and regulations promulgated and enforced by the CITY or by any other authority having jurisdiction over the conduct of operations at the AIRPORT.

B. To hold the CITY free and to indemnify, defend, and hold harmless, from loss from each and every claim and demand of whatever nature made on behalf of or by any person or persons for any wrongful act, negligence, or omission on the part of the OPERATOR, its agents, servants and employees.

C. To deliver to the CITY possession of the premises herein leased at the termination of this lease in good condition, reasonable wear and tear ~~excepted and~~excepted and the OPERATOR shall have the right at any time during the term of this Agreement to remove his aircraft, tools, equipment and fixtures from said buildings.

D. That no signs or advertising matter shall be erected upon the exterior of the premises without the consent of the CITY.

E. Non-Discrimination Provisions.

1. The OPERATOR for itself, its successors in interest, and assigns, as part of the consideration hereof, does hereby covenant and agree that in the event facilities are constructed, maintained or otherwise operated on said property described in this lease, for a purpose which a Department of Transportation program or activity is extended or for another purpose involving the provision of similar services or benefits, the OPERATOR shall maintain and operate such facilities and services in compliance with all other requirements imposed pursuant to 49CFR Part 21, Non-discrimination in Federally Assisted Programs of the Department of Transportation, and as said regulations may be amended.

2. The OPERATOR for itself, its successors in interest, and assigns, as a part of the consideration hereby covenant that: a) no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of or be otherwise subjected to discrimination in the use of said facilities; b) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, sex (including pregnancy or gender identification), national origin, sexual orientation, marital status, disability, genetic information, age, parental status, or military service shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination; c) that the OPERATOR shall use the premises in

compliance with all other requirements imposed by or pursuant to 49 CFR Part 21, Nondiscrimination in Federally Assisted Programs of the Department of Transportation, and said regulations may be amended.

F. That the OPERATOR will not exercise or grant any right or privilege which would operate to prevent any person or corporation operating aircraft on the AIRPORT from performing any service on its own aircraft with its own employees (including, but not limited to, maintenance and repairs) that it may choose to perform. The OPERATOR will work to accommodate other aerial applicator businesses and will not do anything intentionally to put any person or business at a disadvantage. Priority for space and access to services will be determined by giving priority based on fuel volume purchased from the AIRPORT the previous calendar year, number of aircraft stored permanently at the AIRPORT the previous calendar year, and number of take offs from the AIRPORT the previous calendar year. If any conflicts ~~can not~~cannot be resolved by the OPERATOR, the Grinnell City Manager will have sole discretion to make the final decisions.

G. To maintain adequate records showing income and expenses from the buildings herein leased and from the operation of the OPERATOR'S business in connection with said buildings and make said records available to the CITY on request. All records requested shall be provided within 10 days of receiving a request. The OPERATOR shall report immediately to the CITY any changes related to aircraft stored in ~~the all~~all hangars and shall work with CITY to accommodate the transitions in hangar spaces. The OPERATOR shall not allow any permanent storage of aircraft without first verifying that the aircraft owner has signed the appropriate rental agreements and paid any necessary fees.

H. Keep the proper records and take the appropriate measurements daily or as may otherwise be required so that the City can maintain its eligibility for insurance on city-owned underground fuel storage facilities.

I. No pets or animals are to be kept at the AIRPORT at any time or for any reason, service animals excepted.

J. Storage of non-aviation items ~~are~~is prohibited unless necessary to carry out other aspects of this contract (snow blower, shovels, rakes, lawn mower, vacuum, etc.). This would not apply to items provided as ~~a convenience~~convenience or as a service to the aviation community. No chemicals, fertilizers, surfactants, or related items may be stored by the OPERATOR at anytime unless part of a bona fide aerial applicator business. If part of a bona fide aerial applicator business, these items may not be stored at the AIRPORT from October 1st to May 1st at any location at the AIRPORT.

K. To carry public liability and property damage liability insurance specifically for the fixed base operator services, including passenger liability on OPERATOR charter planes, in the amount of $, $2,000,000 with an additional $5,000,000 umbrella for the benefit of the parties and shall name the CITY as an additional named insured with waiver of subrogation on all policies related to this Agreement. The Operator shall carry a $1,000,000 general liability policy and $1 million per occurrence. The OPERATOR will annually provide the CITY a certificate showing that all necessary insurance is in force. The OPERATOR shall also provide insurance coverage to insure against environmental accidents or injury caused by the OPERATOR or resulting from the OPERATORS activities. The CITY shall be named as an additional insured.

L. To cooperate with the CITY and others to host community events at the AIRPORT including but not limited to an annual fly-in event, one event annually in the terminal hangar with the OPERATOR having the ability to block up to four ~~seven day~~seven-day periods to avoid critical work periods

V. The OPERATOR shall have the right under this Agreement to:

A. Locate on the described premises, maintain and operate full aircraft servicing facilities, to sell aircraft, engines, accessories and parts and to provide storage space for aircraft, a repair shop for the repairing and servicing of aircraft engines, instruments, propellers and accessories in connection with said business; the additional right to conduct as such activities applying to aircraft belonging to the OPERATOR; the right to give flying instructions; to provide pilots for operating planes for others and to carry passengers and freight for hire, subject to all appropriate laws of the Federal Government and the State of Iowa and the requirements of the FAA or any other duly authorized governmental agency; and other business activities secondary to aviation that cause no real or perceived harm or disruption to aviation activities. The OPERATOR may not undertake any non-aviation business at the AIRPORT without the express written consent of the CITY and that consent may be revoked without prior notice by written notice from the CITY.

B. The non-exclusive use in common with others of the AIRPORT landing facilities and parking areas, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the takeoff, flying and landing of aircraft.

C. Non-exclusive access for vehicles to the leased property across property owned by the CITY and not specifically included in this lease.

D. The non-exclusive use in common with others, of the airport. The only exclusive right conveyed by this Agreement unless otherwise stated is the right to use the city fuel system for the sale of fuel.

E. Water usage shall be limited to occasional use. Any usage of water by the Operator over 500 gallons must be metered and paid for by the Operator.

VI. The CITY agrees and covenants as follows:

A. That it will repair and maintain the buildings and all building systems leased to the OPERATOR and the entrance road and ramps to keep them in a usable condition.

B. To extend to the AIRPORT, full use of the CITY'S Fire Department and fire protection facilities and the use of the CITY'S police protection and patrolling.

C. The CITY will furnish all equipment and personnel for necessary grass and weed cutting on the portion of the property not under cultivation. This is currently being done by a private contractor and the OPERATOR shall work with the CITY to monitor this work and immediately notify the CITY of any problems associated with this work.

D. To furnish equipment for the removal of snow from the roads, runways, taxiways and ramp area insofar as it is possible with the large equipment of the CITY. This includes all AIRPORT property and the public roadway leading to Iowa Highway 146. The OPERATOR shall provide qualified staff to operate such equipment to perform snow and ice removal from those areas. OPERATOR shall remove snow from areas adjacent to door entryways and the OPERATOR will remove snow around the City-owned terminal buildings, multiple airplane hangers and ~~to remove~~remove that snow from around the t-hangars, which can not be removed with the CITY'S large snow removal equipment. A CITY end loader and plow will be stored at the AIRPORT and will be available for use by the OPERATOR for snow removal as may be agreed by the CITY and the OPERATOR. Any damage beyond ordinary wear and tear caused by negligence of the Operator must be repaired or replaced at the Operator's expense. During severe snow and ice events, the OPERATOR may request additional assistance from the CITY to perform snow and ice removal. The CITY will make available any materials necessary to melt snow and ice from the areas mentioned.

E. Subject to the OPERATOR'S right to the buildings herein leased, the CITY shall make available all facilities of the AIRPORT for the use and benefit of the public on fair and reasonable terms and without unjust discrimination.

F. To pay the utility costs on the Office-Terminal Buildings and the hangars. Said ~~costs to~~costs include the supply of usual and customary heating fuel

and electrical energy for lighting, air conditioning, etc. in the office-terminal building and electrical energy for lighting in the hangars, runways, taxiways, beacon, and navigation systems. The OPERATOR shall make every effort to use these services efficiently. The CITY shall also provide all necessary water to the airport; however, ~~will~~it will charge for use when deemed appropriate by the CITY. The winter heat level which is to be maintained in the hangar area shall not be higher than is needed for the proper environment for planes stored in the hangars.

G. CITY is a ~~tax exempt~~tax-exempt municipal corporation and therefore, any and all taxes incurred of any kind, nature or description shall be paid by the OPERATOR.

VII. The parties hereto, for themselves, their legal representatives, successors and assigns, further covenant and agree:

A. During any period when the AIRPORT shall be closed by any lawful authority restricting the use of the AIRPORT in such a manner as to interfere with the use of the same by OPERATOR for business operation, the rent and service fee shall not abate.

B. The CITY agrees to keep all buildings erected on the premises fully covered with insurance against damage by loss by fire or other casualty and to maintain the runway lighting facilities, airport beacon and Unicom installed at said AIRPORT and to assume full responsibility for the payment of the electrical current required in the operation of the AIRPORT. The CITY shall pay for 50% of the monthly bill for internet, television service, fax, telephone and related communic~~i~~ations which shall include a public telephone for local calls accessible when the terminal building is closed. The OPERATOR shall carry insurance coverage against any damage to any OPERATOR owned and stored at the AIRPORT.

C. Failure on the part of the OPERATOR to pay the rent or service fees hereunder, within fifteen *(15)* days after the same shall become due, except as provided in Section VII A, shall authorize the CITY, at its option and without any legal proceedings, to declare this lease void, cancel the same, and enter and take possession of the property and terminate the permission to conduct any further services on the AIRPORT property by the OPERATOR.

D. If the OPERATOR shall violate any of the restrictions of the lease or shall fail to keep any of its covenants under written notice to cease such violation and a reasonable time thereafter to correct the same, the CITY shall give ten (10) days written notice to the OPERATOR, and if the violation is not solved within five (5) days, the CITY may terminate this

agreement and take possession of the premises and terminate the right of the OPERATOR to conduct any services on the premises.

E. The CITY reserves the right to enter upon the premises at any reasonable time, for the purposes of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this lease. The CITY shall be provided with keys, passwords, access codes or any other items necessary to freely access all public areas under the terms of this lease.

F. This Agreement shall be subordinate to the provisions of any existing or future agreement between the CITY and the United States, relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditures of federal funds for the development of the AIRPORT.

G. The CITY reserves the right to maintain and keep in repair the landing area of the AIRPORT and all publicly owned facilities of the AIRPORT, together with the right to direct and control all activities of the OPERATOR in this regard.

H. The CITY reserves the right further to develop or improve the landing area and all publicly owned air navigation facilities of the AIRPORT as it sees fit, regardless of the desire or views of the OPERATOR, and without interference or hindrance. The OPERATOR accepts disruptions and inconvenience caused by work directed by the CITY at the AIRPORT and has no recourse against the CITY for such.

I. The CITY reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstruction, together with the right to prevent the OPERATOR from erecting, or permitting to be erected, any building or other structure on the AIRPORT which in the opinion of the CITY would limit the usefulness of the AIRPORT or constitute a hazard to aircraft.

J. During time of war or national emergency the CITY shall have the right to enter into an agreement with the United States Government for military or naval use of part or ~~all of~~all the landing area, the publicly owned air navigation facilities and/or other area or facilities of the AIRPORT. If any such agreement is executed, the provisions of this instrument, insofar as they are inconsistent with the provision of the agreement with the Government, shall be suspended.

K. It is understood and agreed that the rights granted by this agreement will not be exercised in such a way as to interfere with or adversely affect the use, operation, maintenance or development of the AIRPORT.

L. There is hereby reserved by the CITY, its successors and assigns, for the use and benefit of the public, a free and unrestricted right of flight for the passage of aircraft in the airspace above the surface of the premises herein leased; together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used for navigation of or flight in the air, using said airspace or landing at, taking off from, or operating on or about the AIRPORT.

M. It is understood and agreed that nothing herein contained shall be construed to grant or authorize an exclusive right within the meaning of Section 308 of the Federal Aviation Act of 1958.

N. The term of this Agreement shall extend from July 1, 202~~1~~6 thru June 30, 202~~4~~9.

O. 30-Day Cancellation and Annual Review. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement. The contract may be reviewed by the City Council and the OPERATOR at the first City Council Meeting in December or as soon thereafter as practical. It is the responsibility of the OPERATOR to initiate this review by written notice. The OPERATOR shall also participate in regular meetings as called with the City and AIRPORT users to evaluate the effectiveness of this Agreement. If the Agreement is determined to be mutually beneficial by both parties, it is the intent of both parties to extend or renew the Agreement.

VIII. Management of the AIRPORT

A. The OPERATOR agrees to provide services as follows:

1. Enforcement of such field rules and air traffic patterns as may be established by the CITY or the FAA.
2. Daily inspection of the landing area and reporting conditions requiring attention to the CITY.
3. Providing for the operation and weekly inspection of the AIRPORT lighting systems and the replacement of ~~burned out~~burned-out lights or other minor parts as can be done without special equipment.
4. Providing for the attendance at the AIRPORT, during normal business hours, of a competent person to oversee the management responsibilities set forth herein.
5. The OPERATOR shall also promote and increase interests and activities in aviation in the Grinnell area. The OPERATOR shall provide routinely available opportunities for flight instruction and airplane rental at the AIRPORT. This may be done via use of a subcontractor; however, the Operator will ~~responsible~~be responsible to ensure that their subcontractor has all necessary licenses, insurance, and other necessary requirements.

6. Enforcement of resolutions regarding the furnishing of services at the AIRPORT as provided by the City Council of the City of Grinnell, Iowa.
7. The OPERATOR shall advise the CITY of such work as is necessary to keep open and usable the runways and other public facilities at said AIRPORT. The OPERATOR is not obligated to repair hard surfaced areas or maintain the fence around said AIRPORT site, nor be required to repair buildings, runway lights, (see preceding item "C") beacon or Unicom, but shall immediately advise the CITY or its representative of any needed repairs. These areas should be inspected no less than once every 30 calendar days and deficiencies reported to the CITY.
8. Place with the appropriate FAA Agency all information which affects the AIRPORT, and which warrants a NOTAM.
9. To charge fair, reasonable, and non-discriminatory prices for each unit of sale or service; provided that the OPERATOR may be allowed to make reasonable and non-discriminatory discounts, rebates, and other similar types of price reductions to volume purchasers or as a method to attract new customers and retain loyal customers.
10. The OPERATOR will keep regular business hours of Monday through Friday 8:00 a.m. to 5:00 p.m. during the months of October, November, December, January, February, March and April and 8:00 a.m. to 7:00 p.m. during the months of May, June, July, August and September.

B. CONTRACT PRICE. The contract price shall be $~~28~~30,000 each year of this Agreement, payable monthly. The City will only pay for full months and will not prorate even if the lease is terminated by the CITY.

~~B.~~C.

~~C.~~D. CONTRACT TERM. This contract shall extend thru June 30, 202~~4~~9, unless sooner terminated by either party and shall renew automatically unless terminated by either party.

~~D.~~E. It is expressly understood and agreed that the OPERATOR and any individuals employed by the OPERATOR are not employees of the CITY. The OPERATOR and OPERATOR'S employees are independent contractors.

~~E.~~F. This agreement shall be subordinate to the provisions of any existing or future agreements between the City and the United States of America relative to the operation or maintenance of the AIRPORT, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the AIRPORT

~~F.~~G. 30-Day Cancellation. This Agreement may be cancelled by either party after 30 calendar day written notice to the other party to this agreement.

This entire agreement is subject to approval by the Federal Aviation Administration and

in the event approval is not granted this lease shall become null and void.

IN WITNESS WHEREOF, the parties have hereunto signed their names, the year, and day first above written.

CITY OF GRINNELL, IOWA:

_____
Dan F. Agnew, Mayor

ATTEST:

_____
~~Ann Wingerter~~Alyssa Devig, City Clerk

LOWRY FLYING SERVICES, INC.

_____
Ronald D. Lowry, President, Lowry Flying Services, Inc.

ATTEST:

_____
~~Ann Wingerter~~Alyssa Devig, City Clerk

RESOLUTION NO. 2025-191

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 8 IN THE AMOUNT OF $185,657.27 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. 8 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. 8; 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 $185,657.27 to Caldwell Tanks, Inc. for the South Water Tower Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

A Kleinfelder Company

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

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 8

PROJECT TITLE: South Water Tower

Contractor: Caldwell Tanks, Inc. **Date: 9/30/25**

Original Contract Amount: $3,740,000.00

Pay Period: August 26, 2025 to September 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	1.00	$651,429.00	$651,429.00
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	**$1,898,099.65**

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$3,740,000.00	$1,898,099.65

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	$1,898,099.65

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$1,898,099.65
Retainage (5%)	$94,904.98
Total Earned Less Retainage	$1,803,194.67

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	July 26, 2025 to August 25, 2025	$281,293.79
8		$0.00
9		$0.00
10		$0.00
	Total Previously Approved	$1,617,537.40
	Amount Due This Request	**$185,657.27**

Note: The amount **$185,657.27** 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	$185,657.27
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$1,803,194.67
BALANCE	$1,936,805.33
PERCENT COMPLETE	50.8%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Caldwell Tanks, Inc.***		***City of Grinnell***	
Signature	Andrew Willcuts Digitally signed by Andrew Willcuts	Signature	Cindy Biddle	Signature	
Name	Andy Willcuts	Name	Cindy Biddle	Name	
Title	Project Engineer	Title	Sr. Staff Accountant	Title	
Date	10/6/2025	Date	10/6/2025	Date	

RESOLUTION NO. 2025-192

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 9 IN THE AMOUNT OF $322,833.75 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. 9 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. 9; 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 $322,833.75 to Caldwell Tanks, Inc. for the South Water Tower Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

A Kleinfelder Company

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

515.225.8000 // 800.241.8000
www.v-k.net

ESTIMATE OF CONSTRUCTION COMPLETED

PARTIAL PAYMENT NO. 9

PROJECT TITLE: South Water Tower

Contractor: Caldwell Tanks, Inc. **Date: 10/30/25**

Original Contract Amount: $3,740,000.00

Pay Period: September 26, 2025 to October 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	1.00	$224,400.00	$224,400.00
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	1.00	$651,429.00	$651,429.00
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	1.00	$769,500.00	$769,500.00
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	**$2,237,924.65**

SUMMARY

	Original Contract	Total Completed
Bid Item Subtotal	$3,740,000.00	$2,237,924.65

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	$2,237,924.65

	Total Completed
Total Materials Stored	$0.00
Total Completed Plus Materials Stored	$2,237,924.65
Retainage (5%)	$111,896.23
Total Earned Less Retainage	$2,126,028.42

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	July 26, 2025 to August 25, 2025	$281,293.79
8	August 26, 2025 to September 25, 2025	$185,657.27
9		$0.00
10		$0.00
	Total Previously Approved	$1,803,194.67
	Amount Due This Request	**$322,833.75**

Note: The amount **$322,833.75** 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	$322,833.75
TOTAL PARTIAL PAYMENTS INCL THIS PAYMENT	$2,126,028.42
BALANCE	$1,613,971.58
PERCENT COMPLETE	59.8%

Recommended By:		***Contractor:***		***Approved by:***	
Veenstra & Kimm, Inc.		***Caldwell Tanks, Inc.***		***City of Grinnell***	
Signature	Andrew Willcuts Digitally signed by Andrew Willcuts	Signature	Cindy Biddle	Signature	
Name	Andy Willcuts	Name	Cindy Biddle	Name	
Title	Project Engineer	Title	Sr. Staff Accountant	Title	
Date	10/30/2025	Date	10/30/2025	Date	

RESOLUTION NO. 2025-193

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 8 IN THE AMOUNT OF $903,350.46 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. 8 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. 8; 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 $903,350.46 to WRH, Inc. for the Water Plant Project.

Passed and adopted this 3rd day of November 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.:	08 (Eight)	Application Period:	From 10/1/2025 to 10/31/2025	Application Date:	10/21/2025

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

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

1. Original Contract Price				$ 18,990,000.00
2. Net change by Change Orders				$ 88,889.44
3. Current Contract Price (Line 1 + Line 2)				$ 19,078,889.44
4. Total Work Completed and Materials Stored to Date (Column G Lump Sum Total)				$ 5,103,388.97
5. Retainage				
a. 5% X	$4,471,749.35	Work Completed		$ 223,587.46
b. 5% X	$ 631,639.62	Stored Materials		$ 31,581.98
c. Less Early Release of Retainage				$ -
d. Total Retainage (Line 5.a + Line 5.b - Line 5.c)				$ 255,169.44
6. Amount Eligible to Date (Line 4 - Line 5.d)				$ 4,848,219.53
7. Less Previous Payments (Line 6 from Prior Application)				$ 3,944,869.07
8. Amount Due This Application				$ 903,350.46
9. Balance to Finish, Including Retainage (Line 3 - Line 4)				$ 14,230,669.91

Contractor: Colton Singbeil
WRH, Inc.

Digitally signed by Colton Singbeil
Date: 2025.10.24 06:09:35 -05'00'

Signature:

Date:

Recommended by Engineer - McClure Engineering Company

By: Trent Wilson, P.E. Title: Project Manager Date: 10/29/2025

Digitally signed by Trent Wilson, P.E.
DN: C=US, E=twilson@mcclurevision.com, O=McClure Engineering Company, CN="Trent Wilson, P.E."
Date: 2025.10.29 08:07:12-05'00'

Approved by Owner - City of Grinnell, IA

By: Title: Mayor Date: 11/03/2025

Approved by Funding Agency

By: Title: Date:

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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	105,000.00	15,000.00		120,000.00	29%	300,000.00
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	17,025.00	2,150.00		19,175.00	32%	40,825.00
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	49,500.00	-	10,000.00	59,500.00	96%	2,500.00
3.3	Cast-in-place Concrete	248,000.00	248,000.00	-		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	15,000.00	-		15,000.00	20%	60,000.00
3.6	Diamond Polishing Concrete Floors	14,000.00	-	-		-	0%	14,000.00
3.7	Precast Concrete Hollow Core Planks	30,000.00	2,000.00	28,000.00		30,000.00	100%	-
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	83,000.00	348,000.00		431,000.00	80%	109,000.00
4.3	Unit Masonry (Brick)	360,000.00	-	-		-	0%	360,000.00
DIVISION 5 - METALS								
5.1	Metals Submittals	10,000.00	10,000.00	-		10,000.00	100%	-
5.2	Structural Steel	46,000.00	3,000.00	-	37,500.00	40,500.00	88%	5,500.00
5.3	Joist/ Decking	150,100.00	3,000.00	-	97,750.00	100,750.00	67%	49,350.00
5.4	Miscellaneous	91,650.00	-	-		-	0%	91,650.00
DIVISION 6 - WOOD, PLASTICS, COMPOSITES								
6.1	Wood, Plastics, Composites submittals	5,000.00	5,000.00	-		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	5,000.00	4,500.00		9,500.00	6%	140,500.00

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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 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	7,500.00	-		7,500.00	50%	7,500.00
7.3	Weather barriers	30,000.00	-	30,000.00		30,000.00	100%	-
7.4	Underslab Vapor Barriers	8,000.00	4,000.00	-		4,000.00	50%	4,000.00
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	1,000.00		10,000.00	100%	-
8.2	Hollow Metal Frames and Doors	30,000.00	5,000.00	10,000.00		15,000.00	50%	15,000.00
8.3	Flush Wood Doors	15,777.00	-	-		-	0%	15,777.00
8.4	Insulated Rolling Service Doors	150,000.00	-	-	81,659.00	81,659.00	54%	68,341.00
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	4,000.00	-		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

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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	7,000.00	20,500.00		27,500.00	21%	102,500.00
22.3	Facility Water Distribution (Materials)	85,000.00	18,000.00	-		18,000.00	21%	67,000.00
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	-	-	152,151.12	152,151.12	41%	217,848.88
23.3	HVAC Labor	257,100.00	-	2,500.00		2,500.00	1%	254,600.00
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	21,780.00	-		21,780.00	58%	15,720.00
26.3	Electrical Requirements (Labor)	18,000.00	4,000.00	-		4,000.00	22%	14,000.00
26.4	Wiring Material (conduit and wiring) (Materials)	535,000.00	53,293.90	-	130,927.10	184,221.00	34%	350,779.00
26.5	Wiring Material (conduit and wiring) (Labor)	400,000.00	38,000.00	-		38,000.00	10%	362,000.00
26.6	Electrical Equipment (Materials)	515,000.00	15,389.22	-		15,389.22	3%	499,610.78
26.7	Electrical Equipment (Labor)	215,000.00	10,000.00	-		10,000.00	5%	205,000.00
26.8	Lighting and Wiring Devices (Materials)	100,000.00	-	-	18,054.40	18,054.40	18%	81,945.60
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

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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 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
28.2	Access Control and Surveillance (Materials)	13,598.00	-	-	13,598.00	13,598.00	100%	-
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	100,000.00	-		100,000.00	83%	20,000.00
31.4	Site Grading	80,000.00	30,000.00	-		30,000.00	38%	50,000.00
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	135,349.13	10,000.00	90,000.00	235,349.13	86%	39,650.87
33.8	Sanitary Utility System	150,000.00	10,000.00	23,578.60		33,578.60	22%	116,421.40
33.9	Storm Water Utility System	150,000.00	-	-		-	0%	150,000.00

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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 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	15,000.00	-		15,000.00	100%	-
43.2	Vertical Turbine Pumps Open Lineshaft Type in Can	230,000.00	-	23,500.00		23,500.00	10%	206,500.00
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	60,000.00	-		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	183,000.00	-		183,000.00	100%	-
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	143,000.00	-		143,000.00	100%	-
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	20,000.00	13,000.00		33,000.00	100%	-
43.13	WWPCT - Exterior Tank Coating	95,000.00	95,000.00	-		95,000.00	100%	-
43.14	WWPCT - Testing / Disinfection Tanks and Reservoirs	34,000.00	-	17,000.00		17,000.00	50%	17,000.00
43.15	Surge Relief Vessels	228,000.00	-	-		-	0%	228,000.00

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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 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	-	230,000.00		230,000.00	100%	-
						-		-
		$ 18,990,000.00	$ 3,628,987.25	$ 778,728.60	$ 631,639.62	$ 5,039,355.47	27%	$ 13,950,644.53

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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		
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Application No.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

A	B	C	D	E	F	G	H	I
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) ($)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) ($)
Change Orders								
CO-1.1	CAR-1: Removal of two cistern structures and additional excavation 3-FT beneath clearwell to remove unsuitable materials.	45,819.30	-	45,819.30		45,819.30	100%	-
CO-1.2	CAR-2: Removal of cistern structure, removal of concrete pad, and soil remediation of slurry pit.	11,733.67	-	11,733.67		11,733.67	100%	-
CO-1.3	CAR-5: Furnish and installation of loose lintels for masonry openings.	3,822.01	-	3,822.01		3,822.01	100%	-
CO-1.4	CAR-6: Furnish materials and construction of pipe trench sump drain in lieu of sump pump and associated piping, and adjustments to flush box.	16,531.94	-	10,000.00		10,000.00	60%	6,531.94
CO-1.5	CAR-7: Relocation of Well 9 Stand-by Generator.	18,324.00	-	-		-	0%	18,324.00
CO-1.6	CAR-8: Additional excavation to uncover damaged water main piping.	1,658.52	-	1,658.52		1,658.52	100%	-
CO-1.7	CAR-10: Deduction for clearwell concrete testing services.	(9,000.00)	-	(9,000.00)		(9,000.00)	100%	-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
			-			-		-
	Change Order Totals	$ 88,889.44	$ -	$ 64,033.50	$ -	$ 64,033.50	72%	$ 24,855.94
Original Contract and Change Orders								
	Project Totals	$ 19,078,889.44	$ 3,628,987.25	$ 842,762.10	$ 631,639.62	$ 5,103,388.97	27%	$ 13,975,500.47

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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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

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	38,269.82		38,269.82	10,000.00
5.2	9192025EE	05 12 00	Structural Steel	On-site	PA-7	37,500.00	-	37,500.00	-		-	37,500.00
5.3	9242025AE	05 21 00	Joist & Decking	On-site	PA-7	97,750.00	-	97,750.00	-		-	97,750.00
8.4	27506094-1	08 33 00	Insulated Rolling Service Doors	North Liberty, IA	PA-8	-	81,659.00	81,659.00	-		-	81,659.00
23.2	Multiple	23 05 20	HVAC Equipment	West Des Moines, IA	PA-4, -7, -8	115,677.00	36,474.12	152,151.12	-		-	152,151.12
26.4	9008-41	26 05 30	Wiring Material and Methods	Newton, IA	PA-7	184,221.00	-	184,221.00	53,293.90		53,293.90	130,927.10
26.8	Multiple	26 27 24	Lighting and Devices	On-site	PA-7	18,054.40	-	18,054.40	-		-	18,054.40
28.2	Multiple	Div. 28	Control and Surveillance	Newton IA	PA-7	13,598.00	-	13,598.00	-		-	13,598.00
33.7	X015277 X031568 X036354 X038435 X088452 X150522	Div. 33	Site Utility Systems	On-site	PA-4	210,349.13	-	210,349.13	110,349.13	10,000.00	120,349.13	90,000.00
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
						-		-	-		-	-
					Totals	$ 725,419.35	$ 118,133.12	$ 843,552.47	$ 201,912.85	$ 10,000.00	$ 211,912.85	$ 631,639.62

EJCDC C-620 Contractor's Application for Payment
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Partial Pay Estimates Paid-to-Date

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.: 08 (Eight) Application Period: From 10/01/25 to 10/31/25 Application Date: 10/21/25

Original Contract Amount: $ 18,990,000.00

Approved Project Change Orders		
Number	Date	Amount
01	10/6/2025	$ 88,889.44

Revised Contract Amount: $ 19,078,889.44

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	8/4/2025	$ 358,677.42
06	9/2/2025	$ 940,618.75
07	10/6/2025	$ 932,823.64
08		

Total Estimates Paid to Date: $ 3,944,869.07

Total Construction Cost: $ 3,944,869.07

CORN STATES METAL FABRICATORS, INC.
1323 MAPLE STREET • PO BOX 65635 • WEST DES MOINES, IA 50265
PH. (515) 225-7961 • FAX (515) 225-9382 • E-MAIL csmf@cornstates.com

October 13, 2025

WRH, Inc.
Attn: Colton Sinbeil
1648 T Avenue
PO Box 256
Amana, IA 522203

RE: Grinnell Water Treatment
Grinnell, IA

Dear Colton,

Due to the time schedule and limited site storage for the above referenced project, Corn States Metal Fabricators is staging materials off site at 1323 Maple Street, West Des Moines, IA. Invoices, pictures, and a certificate of insurance for the materials will be included with the billings. Upon payment from the owner, the materials will become the property of the owner, but will remain under the custodianship of the contractor till jobsite installation.

Thank you for the opportunity to work with you on this project.
Sincerely,

Mitch Golay

CORNSTA-01

ALOGAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/11/2025

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

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
World Insurance Associates, LLC
4500 Westown Parkway, Suite 150
West Des Moines, IA 50266

CONTACT NAME: Linda Adams
PHONE (A/C, No, Ext): (515) 327-2046 3740 FAX (A/C, No):
E-MAIL ADDRESS: certificatesiowa@worldinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : United Fire & Casualty Company	13021
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Corn States Metal Fabricators, Inc.
1323 Maple St
PO Box 65635
West Des Moines, IA 50265

COVERAGES

CERTIFICATE NUMBER:

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	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:			60384448	7/1/2025	7/1/2026	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	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY			60384448	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $ 0			60384448	7/1/2025	7/1/2026	EACH OCCURRENCE	$ 10,000,000
							AGGREGATE	$ 10,000,000
								$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		60384448	7/1/2025	7/1/2026	X PER STATUTE / OTH-ER	
							E.L. EACH ACCIDENT	$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Equipment Floater			60384448	7/1/2025	7/1/2026	Rented/Leased Limit	200,000
A	Equipment Floater			60384448	7/1/2025	7/1/2026	Installation Limit	600,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Water System Improvements 2023
Water Treatment Plant
Grinnell, IA

HVAC Equipment $43,064.00
HVAC Louvers & Dampers $31,413.00

CERTIFICATE HOLDER

City of Grinnell
520 4th Avenue
Grinnell, IA 50112

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

Ron Brudhorst

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BGP

REMIT TO:
B G Peterson Co
2966 Harney Street
OMAHA, NE 68131
USA

INVOICE

Page: 1

Invoice Number: INV25201344
Invoice Date: 9/30/2025

Bill To: Corn States Metal Fabricators Inc
P O Box 65635
West Des Moines, Iowa

Ship To: Corn States Metal Fabricators
1323 Maple St.
West Des Moines, Iowa 50265

Tax Ident. Type	Legal Entity
Ship Via	FFA
Ship Date	1/24/2025
Due Date	10/30/2025
Terms	Net 30 days

Customer ID	2007
P.O. Numbe	8503-18666
P.O. Date	1/24/2025
Our Order N	S-ORD24102074
SalesPerson	50-Mark Boothe

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
4046400 Hi-E Dry 195 Dehumidifier R454b Refrigerant	Each	8	8	3,375.00	27,000.00

RECEIVED
OCT 01 2025
CORN STATES METAL

Date Rec. 10/1/25
P.O. No. 18666
RDG #2

Amount Subject to Sales Tax USD	0
Amount Exempt from Sales Tax USD	27.000.0

Subtotal:	**27.000.00**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Total USD:	**27.000.00**

FERGUSON

400 SE 41ST ST
SUITE 100
GRIMES, IA 50111-1304

Please contact with Questions: 515-706-6750

INVOICE NUMBER	TOTAL DUE	CUSTOMER	PAGE
1977769	$1,049.46	543619	1 of 1

PLEASE REFER TO INVOICE NUMBER WHEN MAKING PAYMENT AND REMIT TO:

FERGUSON ENTERPRISES LLC #1657
PO BOX 802817
CHICAGO, IL 60680-2817

MASTER ACCOUNT NUMBER: 2719930

SHIP TO:

CORN STATE MTL FBRCTRS INC II
1323 MAPLE STREET
WEST DES MOINES, IA 50265

SHIP WHSE.	SELL WHSE.	TAX CODE	CUSTOMER ORDER NUMBER	SALESMAN	JOB NAME	INVOICE DATE	BATCH ID
524	524	IAE	8773-18666	ZWL		09/17/25	398636

ORDERED	SHIPPED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	UM	AMOUNT
2	2	SP-ZZN5413NH	3 NH 541 AREA DRAIN W/ SED BUCKET	472.230	EA	944.46
			INVOICE SUB-TOTAL			944.46
			~~FREIGHT~~			~~105.00~~

****
LEAD LAW WARNING: IT IS ILLEGAL TO INSTALL PRODUCTS THAT ARE NOT "LEAD FREE" IN ACCORDANCE WITH US FEDERAL OR OTHER APPLICABLE LAW IN POTABLE WATER SYSTEMS ANTICIPATED FOR HUMAN CONSUMPTION. PRODUCTS WITH *NP IN THE DESCRIPTION ARE NOT LEAD FREE AND CAN ONLY BE INSTALLED IN NON-POTABLE APPLICATIONS. BUYER IS SOLELY RESPONSIBLE FOR PRODUCT SELECTION.

RECEIVED
SEP 19 2025
CORN STATES METAL

Date Rec. 9/19/25
P.O. No. 18666
RDG #2

Looking for a more convenient way to pay your bill?

Log in to **Ferguson.com** and request access to Online Bill Pay.

TERMS: NET 10TH PROX

ORIGINAL INVOICE

~~TOTAL DUE~~ ~~$1,049.46~~

All past due amounts are subject to a service charge of 1.5% per month, or the maximum allowed by law, if lower. If Buyer fails to pay within terms, then in addition to other remedies, Buyer agrees to pay Seller all costs of collection, including reasonable attorney fees. Complete terms and conditions are available upon request or at https://www.ferguson.com/content/website-info/terms-of-sale, incorporated by reference. Seller may convert checks to ACH.

LENNOX

REMIT TO:
Lennox Industries Inc.
P.O. Box 910549
Dallas, TX 75391-0549

INVOICE

INVOICE NO.:	0572978608
CUSTOMER NO.:	E92300
INVOICE DATE:	09/15/2025
ORDER NO.:	830543826
DELIVERY NO.:	421417676

BILL TO:

Corn States Metal Fab Inc
P.O. Box 65635
West Des Moines, IA 50265-0635

SHIP TO:

Corn States Metal Fab Inc
1323 Maple Street
WEST DES MOINES, IA 50265-4304

CUSTOMER P.O.
8501-18666
SHIPPED FROM
Ship Pt: Fife
SALES OFFICE
UI77 Midwest IS

PAYMENT TERMS
1% 10-Net 15/Stmt
FREIGHT TERMS
PPD Prepaid Freight
TERRITORY MANAGER
741 Open-IS-741-House

MATERIAL NUMBER	ITEM IDENTIFICATION AND DESCRIPTION	SHIP QUANTITY	ITEM PRICE	EXTENDED/ PRICE
X8782	Snow Guards Field Installed	1		
X4213	LN ZONE DAMPER 12" ROUND	1		
				530.00
	Net Value incl Options			530.00
	Net after Surcharges			0.00
	IA Exempt NA			**530.00**

INVOICE TOTAL (U.S. Dollars)

PROVIDED THE ACCOUNT IS CURRENT AT TIME OF PAYMENT:

	Discount Amount
If Paid by 10/11/2025	5.30
No discount allowed after 10/11/2025	
DUE IN FULL ON 10/16/2025	530.00
TOTAL QUOTE	8,529.66

Notes:
Delivery Plant: A250
Del Date: ~ 09/05/25
Contact: Doug Golay - 515-669-7961
If refused contact: Matthew Morse - Matthew.Morse@Lennox.com
JOB NAME: Grinnell City of
Any additional charges due to late deliveries are the responsibility o the carrier. Additional charges for failure to fully unload delivery within an hour of appointment time is the responsibility of the receiver.

RECEIVED
SEP 19 2025
CORN STATES METAL

Date Rec. 9/19/25
P.O. No. 8501-18666
RDG #2

LENNOX

REMIT TO:
Lennox Industries Inc.
P.O. Box 910549
Dallas, TX 75391-0549

INVOICE

INVOICE NO.:	0572978609
CUSTOMER NO.:	E92300
INVOICE DATE:	09/15/2025
ORDER NO.:	830543826
DELIVERY NO.:	421417930

BILL TO:

Corn States Metal Fab Inc
P.O. Box 65635
West Des Moines, IA 50265-0635

SHIP TO:

Corn States Metal Fab Inc
1323 Maple Street
WEST DES MOINES, IA 50265-4304

CUSTOMER P.O.
8501-18666
SHIPPED FROM
Shipping Pt: Dallas
SALES OFFICE
UI77 Midwest IS

PAYMENT TERMS
1% 10-Net 15/Stmt
FREIGHT TERMS
PPD Prepaid Freight
TERRITORY MANAGER
741 Open-IS-741-House

MATERIAL NUMBER	ITEM IDENTIFICATION AND DESCRIPTION	SHIP QUANTITY	ITEM PRICE	EXTENDED/ PRICE
19U30	SL25XPV-024-230 Heat Pump/2Ton/230 **Serial #: 5824B14360**	1		
	Net Value incl Options			5,343.00
	Net after Surcharges			5,343.00
	IA Exempt NA			0.00
	INVOICE TOTAL (U.S. Dollars)			**5,343.00**

PROVIDED THE ACCOUNT IS CURRENT AT TIME OF PAYMENT:

	Discount Amount
If Paid by 10/11/2025	53.43
No discount allowed after 10/11/2025	
DUE IN FULL ON 10/16/2025	5,343.00
TOTAL QUOTE	8,529.66

Notes:
Delivery Plant: A250
Del Date: ~ 09/05/25
Contact: Doug Golay - 515-669-7961
If refused contact: Matthew Morse - Matthew.Morse@Lennox.com
JOB NAME: Grinnell City of
Any additional charges due to late deliveries are the responsibility o the carrier. Additional charges for failure to fully unload delivery within an hour of appointment time is the responsibility of the receiver.

RECEIVED
SEP 19 2025
CORN STATES METAL

Date Rec. 9/19/25
P.O. No. 8801-18666
RDG #2

LENNOX

REMIT TO:
Lennox Industries Inc.
P.O. Box 910549
Dallas, TX 75391-0549

INVOICE

INVOICE NO.:	0572978610
CUSTOMER NO.:	E92300
INVOICE DATE:	09/15/2025
ORDER NO.:	830543826
DELIVERY NO.:	421417085

BILL TO:

Corn States Metal Fab Inc
P.O. Box 65635
West Des Moines, IA 50265-0635

SHIP TO:

Corn States Metal Fab Inc
1323 Maple Street
WEST DES MOINES, IA 50265-4304

CUSTOMER P.O.
8501-18666
SHIPPED FROM
Ship Pt: Marshalltown
SALES OFFICE
UI77 Midwest IS

PAYMENT TERMS
1% 10-Net 15/Stmt
FREIGHT TERMS
PPD Prepaid Freight
TERRITORY MANAGER
741 Open-IS-741-House

MATERIAL NUMBER	ITEM IDENTIFICATION AND DESCRIPTION	SHIP QUANTITY	ITEM PRICE	EXTENDED/ PRICE
16T11	CBA38MV-030-230 FanCoil/2.5Ton/230-1	1		
	Serial #: 1624F19486			
'24	Lennox S40 Smart Thermostat Field Instal	1		
.16	iharmony Zoning Damper Control Module	1		
1/A30	Color Touch Screen iHarmony Zone Sensor	1		
10P17	HN AT140A1018 TRANSFORMER 120/208/240V	1		
27W13	100087-08 Switch-High Pressure (550PSI)	1		
93G35	Freezestat 3/8 Field Installed	1		
X4209	LN ZONE DAMPER 8" ROUND	1		
	Net Value incl Options			2,656.66
	Net after Surcharges			2,656.66
	IA Exempt NA			0.00
	INVOICE TOTAL (U.S. Dollars)			**2,656.66**

PROVIDED THE ACCOUNT IS CURRENT AT TIME OF PAYMENT:

	Discount Amount
If Paid by 10/11/2025	26.57
No discount allowed after 10/11/2025	
DUE IN FULL ON 10/16/2025	2,656.66
TOTAL QUOTE	8,529.66

RECEIVED
SEP 19 2025
CONFIDENTIAL

Notes:
Delivery Plant: A250
Del Date: ~ 09/05/25
Contact: Doug Golay - 515-669-7961
If refused contact: Matthew Morse - Matthew.Morse@Lennox.com
JOB NAME: Grinnell City of
Any additional charges due to late deliveries are the responsibility o the carrier. Additional charges for failure to fully unload delivery within an hour of appointment time is the responsibility of the receiver.

Date Rec. 9/19/25
P.O. No. 8501-18666
RDG #2

Portable
Air Conditioner
5,000 BTU
(SACC/CEC)
8,000 BTU
(Ashrae 128 test standard)
LORER COOK COMPANY
265
QUEST HI-E DRY 195
4046400
HIGH EFFICIENCY
DEHUMIDIFIER
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA

LEMNOX
RIBBE
Grinnell WTP
Grinnell, IA
Job Number: 186666

Grinnell WTP
18666
Grinnell 18666
USE 28" BLA
LUMINUA
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA
002
561724

Grinnell 18666
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA
MIXED PARTS
MIXED PARTS
Grinnell
Grinnell WTP
Grinnell, IA
Job Number: 18666
Property of:
City of Grinnell, IA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/02/2025

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

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
FEDERATED MUTUAL INSURANCE COMPANY
HOME OFFICE: P.O. BOX 328
OWATONNA, MN 55060

CONTACT NAME: CLIENT CONTACT CENTER
PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664
E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC
1 CONCOURSE PKWY STE 700
ATLANTA, GA 30328-6128

COVERAGES **CERTIFICATE NUMBER: 4012** **REVISION NUMBER: 1**

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	Y	1928599	05/01/2025	05/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS & COMP/OP ACC	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY	Y	Y	1928599	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)	$1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	Y	Y	1928605	05/01/2025	05/01/2026	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	1928608	05/01/2025	05/01/2026	X PER STATUTE OTHER E.L EACH ACCIDENT E.L DISEASE -EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $500,000 $500,000 $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SEE ATTACHED PAGE

CERTIFICATE HOLDER
WRH INC
1648 T AVE
SOUTH AMANA, IA 52334-8522
4012 1

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
Nicholas R. Zoever

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AGENCY CUSTOMER ID:

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
FEDERATED MUTUAL INSURANCE COMPANY		DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC 1 CONCOURSE PKWY STE 700 ATLANTA, GA 30328-6128
POLICY NUMBER SEE CERTIFICATE # 4012.1		
CARRIER SEE CERTIFICATE # 4012.1	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 4012.1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

PROJECT #2402-00-1445 CONTRACT #SC-1445-008
PROJECT: 1445 GRINNELL WATER SYSTEM IMPROVEMENTS 2023, WATER TREATMENT PLANT 703 BROAD ST GRINNELL, IA 50112
SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, ADDITIONAL INSUREDS ALSO INCLUDES THE CITY OF GRINNELL, IOWA, MCCLURE ENGINEERING COMPANY, KRISHNA ENGINEERING CONSULTANTS, AND PLAN ARCHITECTURE.
SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, WAIVER OF SUBROGATION ALSO INCLUDES THE CITY OF GRINNELL, IOWA, MCCLURE ENGINEERING COMPANY, KRISHNA ENGINEERING CONSULTANTS, AND PLAN ARCHITECTURE.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON GENERAL LIABILITY SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES, OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION ENDORSEMENT.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED ON GENERAL LIABILITY SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES, OR CONTRACTORS - COMPLETED OPERATIONS ENDORSEMENT.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED BY CONTRACT ENDORSEMENT FOR BUSINESS AUTO LIABILITY.
INSURANCE PROVIDED BY THE GENERAL LIABILITY COVERAGE IS PRIMARY AND NONCONTRIBUTORY OVER OTHER INSURANCE SUBJECT TO THE CONDITIONS OF THE PRIMARY AND NONCONTRIBUTORY CLAUSE- OTHER INSURANCE CONDITION.
INSURANCE PROVIDED BY THE BUSINESS AUTO LIABILITY IS PRIMARY AND NONCONTRIBUTORY OVER OTHER INSURANCE SUBJECT TO THE CONDITIONS OF THE PRIMARY AND NONCONTRIBUTORY CLAUSE- OTHER INSURANCE CONDITION.
GENERAL LIABILITY CONTAINS A WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC ENDORSEMENT
BUSINESS AUTO LIABILITY CONTAINS A WAIVER OF SUBROGATION IN FAVOR OF THE CERTIFICATE HOLDER SUBJECT TO THE CONDITIONS OF THE WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC WHEN REQUIRED BY WRITTEN CONTRACT ENDORSEMENT.
WORKERS COMPENSATION CONTAINS A WAIVER OF SUBROGATION IN FAVOR OF THE CERTIFICATE HOLDER WHERE PERMITTED BY STATE STATUTE SUBJECT TO THE CONDITIONS OF THE TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT.
COMMERCIAL UMBRELLA FOLLOWS FORM ACCORDING TO THE TERMS, CONDITIONS, AND ENDORSEMENTS FOUND IN THE COMMERCIAL UMBRELLA POLICY.
FOR REASONS OTHER THAN NON-PAYMENT OF PREMIUM, 30 DAYS NOTICE WILL BE PROVIDED TO THE CERTIFICATE HOLDER IN THE EVENT THAT THE ISSUING COMPANY CANCELS THE POLICY BEFORE THE EXPIRATION DATE OF THE POLICY.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC WHEN REQUIRED BY WRITTEN CONTRACT OR AGREEMENT

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

The **Transfer Of Rights Of Recovery Against Others To Us** Condition does not apply to any person(s) or organization(s) for whom you are required to waive subrogation with respect to the coverage provided under this Coverage Form, but only to the extent that subrogation is waived:

A. Under a written contact or agreement with such person(s) or organization(s); and

B. Prior to the "accident" or the "loss."

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

AUTO DEALERS COVERAGE FORM
BUSINESS AUTO COVERAGE FORM
MOTOR CARRIER COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. The following is added to the **Other Insurance** Condition in the Business Auto Coverage Form and the **Other Insurance - Primary And Excess Insurance Provisions** in the Motor Carrier Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage is primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and

2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

B. The following is added to the **Other Insurance** Condition in the Auto Dealers Coverage Form and supersedes any provision to the contrary:

This Coverage Form's Covered Autos Liability Coverage and General Liability Coverages are primary to and will not seek contribution from any other insurance available to an "insured" under your policy provided that:

1. Such "insured" is a Named Insured under such other insurance; and

2. You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to such "insured".

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED BY CONTRACT ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE PART

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. WHO IS AN INSURED for "bodily injury" and "property damage" liability is amended to include:
   Any person or organization other than a joint venture, for which you have agreed by written contract to procure bodily injury or property damage "auto" liability insurance arising out of operation of a covered "auto" with your permission. However, this additional insurance does not apply to:
   (1) The owner or anyone else from whom you hire or borrow a covered "auto". This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.
   (2) Your "employee" if the covered "auto" is owned by that "employee" or a member of his or her household.
   (3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing, parking or storing "autos" unless that business is yours.
   (4) Anyone other than your "employees", partners (if you are a partnership), members (if you are a limited liability company), or a lessee or borrower or any of their "employees", while moving property to or from a covered "auto".
   (5) A partner (if you are a partnership), or a member (if you are a limited liability company) for a covered "auto" owned by him or her or a member of his or her household.

B. The coverage extended to any additional insured by this endorsement is limited to, and subject to all terms, conditions, and exclusions of the Coverage Part to which this endorsement is attached.

   In addition, coverage shall not exceed the terms and conditions that are required by the terms of the written agreement to add any insured, or to procure insurance.

C. The limits of insurance applicable to such insurance shall be the lesser of the limits required by the agreement between the parties, or the limits provided by this policy.

D. Additional exclusions. The insurance afforded to any person or organization as an insured under this endorsement does not apply:
   1. To "loss" which occurs prior to the date of your contract with such person or organization;
   2. To "loss" arising out of the sole negligence of any person or organization that would not be an insured except for this endorsement.
   3. To "loss" for any leased or rented "auto" when the lessor or his or her agent takes possession of the leased or rented "auto" or the policy period ends, whichever occurs first.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY - OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

(1) The additional insured is a Named Insured under such other insurance; and

(2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s):	Location(s) Of Covered Operations
WRH Inc PO Box 256 Amana, IA 52203-0256	All projects or work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

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C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Insured:
GarageCo Intermediate LLC
1 Concourse Pkwy Ste 700
Atlanta, GA 30328-6128

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
WRH Inc PO Box 256 Amana, IA 52203-0256	All projects or work
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. **Section II - Who Is An Insured** is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Insured:
GarageCo Intermediate LLC
1 Concourse Pkwy Ste 700
Atlanta, GA 30328-6128

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US (WAIVER OF SUBROGATION) - AUTOMATIC

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
ELECTRONIC DATA LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
POLLUTION LIABILITY COVERAGE PART DESIGNATED SITES
POLLUTION LIABILITY LIMITED COVERAGE PART DESIGNATED SITES
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
UNDERGROUND STORAGE TANK POLICY DESIGNATED TANKS

The following is added to Paragraph **8. Transfer Of Rights Of Recovery Against Others To Us** of **Section IV - Conditions:**

We waive any right of recovery against any person or organization, because of any payment we make under this Coverage Part, to whom the insured has waived its right of recovery in a written contract or agreement. Such waiver by us applies only to the extent that the insured has waived its right of recovery against such person or organization prior to loss.

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Federated Mutual Insurance Company

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

LIMITED AMENDMENT OF CANCELLATION PROVISIONS

All Coverage Parts included in this policy are subject to the following conditions:

If we cancel this policy, we will mail advance notice to the person(s) or organization(s) as shown in the Schedule.

SCHEDULE

Name and Address of Person(s) Or Organization(s): WRH Inc 1648 T Ave South Amana, IA 52334
Number of days advance notice for any reason other than non-payment of premium: 30
Number of days advanced notice for non-payment of premium: See Common Policy Conditions

Insured: GarageCo Intermediate LLC
1 Concourse Pkwy Ste 700
Atlanta, GA 30328-6128

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TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement, effective on 05/01/2025 at 12:01 A.M. standard time, forms a part of

Policy No. 1928608

Issued to GarageCo Intermediate LLC

Issued by Federated Mutual Insurance Company

Endorsement No. 1

Authorized Representative

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

Schedule

1. ☐ Specific Waiver

   Name of person or organization:

   ☒ Blanket Waiver

   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:
3. Premium:

   The premium charge for this endorsement shall be percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Advance Premium: **Included**

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/02/2025

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

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
FEDERATED MUTUAL INSURANCE COMPANY
HOME OFFICE: P.O. BOX 328
OWATONNA, MN 55060

CONTACT NAME: CLIENT CONTACT CENTER
PHONE (A/C, No, Ext): 888-333-4949 FAX (A/C, No): 507-446-4664
E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC
1 CONCOURSE PKWY STE 700
ATLANTA, GA 30328-6128

COVERAGES **CERTIFICATE NUMBER: 4806** **REVISION NUMBER: 0**

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y	N	1928599	05/01/2025	05/01/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS & COMP/OP ACC	$1,000,000 $100,000 EXCLUDED $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY	N	N	1928599	05/01/2025	05/01/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)	$1,000,000
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION	N	N	1928605	05/01/2025	05/01/2026	EACH OCCURRENCE AGGREGATE	$10,000,000 $10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	1928608	05/01/2025	05/01/2026	X PER STATUTE OTHER E.L EACH ACCIDENT E.L DISEASE -EA EMPLOYEE E.L DISEASE - POLICY LIMIT	$500,000 $500,000 $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
SEE ATTACHED PAGE

CERTIFICATE HOLDER
CITY OF GRINNELL
703 BROAD ST
GRINNELL, IA 50112
4806 0

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
Nicholas R. Zoever

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AGENCY CUSTOMER ID:

LOC #:

ADDITIONAL REMARKS SCHEDULE

AGENCY		NAMED INSURED
FEDERATED MUTUAL INSURANCE COMPANY		DAN'S OVERHEAD DOORS & MORE ACQUISITION LLC 1 CONCOURSE PKWY STE 700 ATLANTA, GA 30328-6128
POLICY NUMBER SEE CERTIFICATE # 4806.0		
CARRIER SEE CERTIFICATE # 4806.0	NAIC CODE	EFFECTIVE DATE: SEE CERTIFICATE # 4806.0

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

PROJECT #2402-00-1445 CONTRACT #SC-1445-008
PROJECT: 1445 GRINNELL WATER SYSTEM IMPROVEMENTS 2023, WATER TREATMENT PLANT 703 BROAD ST GRINNELL, IA 50112
SUBJECT TO THE TERMS AND CONDITIONS OF THE POLICY, ADDITIONAL INSUREDS ALSO INCLUDES THE WRH INC.
THE CERTIFICATE HOLDER IS AN ADDITIONAL INSURED SUBJECT TO THE CONDITIONS OF THE ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU ENDORSEMENT FOR GENERAL LIABILITY.
COMMERCIAL UMBRELLA FOLLOWS FORM ACCORDING TO THE TERMS, CONDITIONS, AND ENDORSEMENTS FOUND IN THE COMMERCIAL UMBRELLA POLICY.

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED - OWNERS, LESSEES OR CONTRACTORS - AUTOMATIC STATUS WHEN REQUIRED IN A WRITTEN CONSTRUCTION AGREEMENT WITH YOU

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II - Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or

2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured.

However, the insurance afforded to such additional insured:

1. Only applies to the extent permitted by law; and

2. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:

a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or

b. Supervisory, inspection, architectural or engineering activities.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or the failure to render any professional architectural, engineering or surveying services.

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2. "Bodily injury" or "property damage" occurring after:
   a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
   b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III - Limits Of Insurance:**

The most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement you have entered into with the additional insured; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

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Clopay

ISSUING COMPANY:CornellCookson, LLC

SHIP TO	ALTERNATE DELIVER TO	CLOPAY SERVICING LOCATION
SHIP TO NO: 476391 CEDAR INVESTMENT GROUP LLC DBA DANS OVERHEAD DOORS 1810 DAN'S DRIVE NORTHWEST	DAN'S OVHD DOORS AND MORE, 1810 HWY 965 NW, NORTH LIBERTY, IA,52317,US,	

INVOICE NUMBER :27506094-1
INVOICE DATE :20-JUN-25
ORDER NUMBER :27506094
ORDER DATE :28-APR-25
CUSTOMER PO :219275
JOB NAME :GRINNEL WTP
ORDER ENTERED :-
FOB :-
FREIGHT TERMS :FOB - FACTORY
SHIP VIA :IANSD
CUSTOMER NUMBER :102063-17282
SALESREP :MARK ERICHSRUD (UM)
TRIP :
LCTD :

SOLD TO

Attn: Accounts Payable
CEDAR INVESTMENT GROUP LLC DBA DANS
OVERHEAD DOORS
1810 HIGHWAY 965 NORTHWEST
NORTH LIBERTY IA 52317
United States

PAYMENT REMIT TO

Clopay Corporation
PO Box 74008506
Chicago IL 60674-8506
United States

LINE	ITEM	DESCRIPTION	QTY ORDERED	QTY SHIPPED	QTY B/Q	UNIT PRICE	TOTAL PRICE
1		THERMISER DOOR - Motor,Ext.Thermiser Galvanized,Cornell Model ESD20 (MFX6F44GC) Width (10.Ft -11.,5/8 In) X Height (14. In) Hand (RT) Pipe Size -4.5	3	3	0	$12,158.00	$36,474.00
2		THERMISER DOOR - Motor,Ext.Thermiser Galvanized,Cornell Model ESD20 (MFX6F44GC) Width (8.Ft -11.,5/8 In) X Height (12. In) Hand (RT) Pipe Size -4.5	4	4	0	$8,785.00	$35,140.00
3		THERMISER DOOR - Motor,Int.Thermiser Galvanized,Cornell Model ESD20 (MFW6F44GC) Width (10. In) X Height (10. In) Hand (RT) Pipe Size -4.5	1	1	0	$10,045.00	$10,045.00

PAYMENT TERMS

Net 30 - CC

Issuing Company disclaims all liability for any installation that is not in strict compliance with either Issuing Company's installation manual or all building codes applicable in the jurisdiction(s) in which the product is installed. The willingness of Issuing Company to sell goods or services to you is expressly conditioned on your assent to Company's Policies, Terms and Procedures which can be found on-line at policies.clopay.com and include the provisions in this Invoice.

PRODUCT TOTAL	$81,659.00
TAX TOTAL	$0.00
~~FREIGHT TOTAL~~	~~$3,804.00~~
ENERGY SURCHARGE	$0.00
NON-ISTORE SURCHARGE	$0.00
~~PAY THIS AMOUNT~~	~~$85,463.00~~

ORIGINAL INVOICE

4094
WRH
504755
50 PCS
Whole Pallet
WRH- Grinnell Tkt# 504755
Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door
HWR
SHIP TAG
Order: 27506094
0003033140
06/20 IANSD3
U.S.
Head Operator
2/3
RIGHT HAND
MGH 3311EHR
1/3HP 115V 1ph 60HZ
IM#520141
AMECP-ACAP-L002
PACK SHEET
520141
MGH3311EHR
1325
U.S. Gear
Gear Head Operator
SHIP TAG
Order: 27506094
0003033137
06/20 IANSD3
MGH 3311EHR
1/3HP 115V 1ph 60HZ
IM#520141
RIGHT HAND
AMECP-ACAP-L002
HOODS

Whole Pallet
50PCS
WRH
504755
6094
WRH- Grinnell Tkt# 504755
Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door
HWR

6094
MARK# TAG
CARTON: 1615058 BOX
ITM MARK# SIZE DOOR TYPE
003 ST-DHD-3 10 X 10 THERMISER DOOR
PRJ: GRINNEL WTP
TAG: WRH/ T# 504755
PO#: 219275
003
WRH 504755
1A
WRH- Grinnell Tkt# 504755
Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door
HOODS
50pcs
SHIP TAG
CARTON: 1614157 BOX
Order: 27506094
0003034778
06/20 IANSD3
002
WRH 504755
IANSD3
Order: 27376070
0002345576
MARK# TAG
06/20 IANSD4
FRAGILE
MODEL NO.
PHASE H.P.
VOLTAGE
IAN
001
SHIP TAG
CARTON: 1614945 BOX
Order: 27506094
0003036115
06/20 IANSD3
WRH 504755
IANSD3
WRH 504755
IANSD3
Hydro Columbia
411087
Columbia
504130755
75942
79893

WRH- Grinnell Tkt# 504755
Cornell PO# 219275
(1) ESD20 10x10 Rolling Door
(4) ESD20 8'11 5/8"x12 Rolling Door
(3) ESD20 10'11 5/8"x14 Rolling Door
CURTINS
BARRELS
GUIDES
TURN TAG
OPR Side
ADJ Side
ORDER: 27506094-002
WORK ORDER: 23190710 000
Open: 2.205
Closed: 5.341
WRH 504755

RESOLUTION NO. 2025-194

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 1 IN THE AMOUNT OF $28,108.13 TO CALIBER CONCRETE FOR THE VETERANS MEMORIAL MONUMENT AND PLAZA PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with WRH, Inc. on September 2, 2025, for the Veterans Monument and Plaza Project; and

WHEREAS, Pay Estimate No. 1 has been initiated by the City of Grinnell and Caliber Concrete.; 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. 1; 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 $28,108.13 to Caliber Concrete for the Veterans Monument and Plaza Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
City of Grinnell
927 4th Ave
Grinnell, IA 50112

FROM CONTRACTOR:
Caliber Concrete LLC
309 Audubon St. PO Box 248
Adair IA 50002

CONTRACT FOR:

PROJECT:
Veterans Memorial Monument

VIA ARCHITECT:
Ritland + Kuiper Landscape Architects

APPLICATION #:
PERIOD TO:
PROJECT NOS:
CONTRACT DATE: 09/11/25

Distribution to:

	Owner
	Const. Mgr
	Architect
x	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----------	$	708,598.02
2. Net change by Change Orders----------$	$	
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	708,598.02
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		29,587.50
5. RETAINAGE:		
a. 5.0% of Completed Work (Columns D+E on Continuation Sheet)	$	1,479.38
b. 10.0% of Stored Material (Column F on Continuation Sheet)	$	
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet--------	$	1,479.38
6. TOTAL EARNED LESS RETAINAGE---------- (Line 4 less Line 5 Total)	$	28,108.13
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)----------	$	
8. CURRENT PAYMENT DUE----------	$	28,108.13
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	680,489.90

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:

By: Michael Nobel Date: 10-28-25

State of: Iowa
County of: Adair
Subscribed and sworn to before me this 28th day of October 2025

NOTARIAL SEAL IOWA
PATRICIA PETERSON
Commission Number 788162
My Commission Expires
January 29, 2027

Notary Public: Patricia Peterson
My Commission expires: January 29, 2027

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 ---------- $ $28,108.13

(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: Mark Kuiper Date: 10/29/25

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:
Veterans Memorial Monument

APPLICATION NUMBER: 1
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO: PRK19001

A	B	C				D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Projected Quantity	Completed Quantity	Unit Value	Work Completed: From Previous Application (D + E)	Work Completed: This Period	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
1	Mobilization	25500.00	1.00		$25,500.00		$ -	$ -	$ -		$ 25,500	$ -
2	Perimeter Construction Safety Fence	3750.00	750.00	750.00	$5.00		$ 3,750	$ -	$ 3,750	100%	$ -	$ 188
3	Removal of Wall Feature	2000.00	1.00	1.00	$2,000.00		$ 2,000	$ -	$ 2,000	100%	$ -	$ 100
4	Clearing and Grubbing	2500.00	1.00	1.00	$2,500.00		$ 2,500	$ -	$ 2,500	100%	$ -	$ 125
5	Earthwork	4550.00	455.00	455.00	$10.00		$ 4,550	$ -	$ 4,550	100%	$ -	$ 228
6	Topsoil (6" Strip, Salvage, Respread)	5850.00	585.00	250.00	$10.00		$ 2,500		$ 2,500	43%	$ 3,350	$ 125
7	Removal of Sidewalk and Brick Pavers	7590.00	690.00	690.00	$11.00		$ 7,590		$ 7,590	100%	$ -	$ 380
8	Removal of Curb and Gutter	270.00	30.00		$9.00		$ -		$ -		$ 270	$ -
9	Traffic Control	500.00	1.00		$500.00		$ -		$ -		$ 500	$ -
10	Wattles Installation, 12"	1172.50	335.00	335.00	$3.50		$ 1,173		$ 1,173	100%	$ -	$ 59
11	Wattles Removal	335.00	335.00		$1.00		$ -		$ -		$ 335	$ -
12	Inlet Protection Device, Installation	525.00	3.00	3.00	$175.00		$ 525		$ 525	100%	$ -	$ 26
13	Inlet Protection Device, Maintenance	105.00	3.00		$35.00		$ -		$ -		$ 105	$ -
14	Removal of Type A Sign	200.00	4.00		$50.00		$ -		$ -		$ 200	$ -
15	Storm Intake, SW-511	3500.00	1.00		$3,500.00		$ -		$ -		$ 3,500	$ -
16	Storm Sewer Manhole Adjustment	1000.00	1.00		$1,000.00		$ -		$ -		$ 1,000	$ -
17	Storm Sewer Pipe, HDPE, 15"	2500.00	25.00		$100.00		$ -		$ -		$ 2,500	$ -
18	Curb and Gutter, 2.5' Wide, 6"	1,500.00	30.00		50.00		$ -		$ -		$ 1,500	$ -
19	PCC Sidewalk, Standard 6"	32,746.50	342.00		95.75		$ -		$ -		$ 32,747	$ -
20	PCC Sidewalk, Dark Gray, 6"	32,259.60	232.00		139.05		$ -		$ -		$ 32,260	$ -
21	PCC Sidewalk, Tan, 6"	19,647.94	169.00		116.26		$ -		$ -		$ 19,648	$ -
22	Subgrade Preparation, 6"	4,356.20	1,894.00		2.30		$ -		$ -		$ 4,356	$ -
23	Granular Subbase, 6"	35,455.68	1,894.00		18.72		$ -		$ -		$ 35,456	$ -
24	Brick Paving with Concrete Base NEW	343,584.22	9,842.00		34.91		$ -		$ -		$ 343,584	$ -
25	Brick Paving Reinstallation	9,895.38	517.00		19.14		$ -		$ -		$ 9,895	$ -
	SUBTOTALS PAGE 2	541,293.02					$24,587.50		$ 24,588	5%	$ 516,706	$ 1,229

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Veterans Memorial Monument

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

A	B	C				D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value				Work Completed: From Previous Application (D + E)	Work Completed: This Period	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
26	Concrete Stairs	4,000.00	1.00		4,000.00		$ -		$ -		$ 4,000	$ -
27	Steel Handrail	4,000.00	1.00		4,000.00		$ -		$ -		$ 4,000	$ -
28	Veterans Monument Footing	20,800.00	1.00		20,800.00		$ -		$ -		$ 20,800	$ -
29	Security Cameras, Pole, Wiring	25,000.00	1.00		25,000.00		$ -		$ -		$ 25,000	$ -
30	Type LA Monument Light Fixtures	3,030.00	1.00		3,030.00		$ -		$ -		$ 3,030	$ -
31	LA CBX Power Supplies	7,725.00	1.00		7,725.00		$ -		$ -		$ 7,725	$ -
32	Type SB Monument Footing	11,520.00	8.00		1,440.00		$ -		$ -		$ 11,520	$ -
33	Type SA Site Light Fixtures	18,840.00	3.00		6,280.00		$ -		$ -		$ 18,840	$ -
34	Lightening Protection for Monument	8,240.00	1.00		8,240.00		$ -		$ -		$ 8,240	$ -
35	Lighting Controls System	2,935.00	1.00		2,935.00		$ -		$ -		$ 2,935	$ -
36	Electrical Enclosure	6,695.00	1.00		6,695.00		$ -		$ -		$ 6,695	$ -
37	Lighting Branch Circuits	33,475.00	1.00		33,475.00		$ -		$ -		$ 33,475	$ -
38	Stablized Construction Entrance	1,545.00	1.00		1,545.00		$ -		$ -		$ 1,545	$ -
39	Repair of Existing Irrigation System	10,000.00	1.00		10,000.00		$ -		$ -		$ 10,000	$ -
40	Misc Removals	5,000.00	1.00	1.00	5,000.00		$ 5,000		$ 5,000	100%	$ -	$ 250
41	Lawn Seeding	4,000.00	1.00		4,500.00		$ -		$ -		$ 4,000	$ -
42									$ -		$ -	$ -
43									$ -		$ -	$ -
44									$ -		$ -	$ -
45									$ -		$ -	$ -
46									$ -		$ -	$ -
47									$ -		$ -	$ -
48									$ -		$ -	$ -
49									$ -		$ -	$ -
50									$ -		$ -	$ -
	SUBTOTALS PAGE 3	708,098.02				$ -	$ 29,588	$ -	$ 29,588	4%	$ 678,511	$ 1,479

RESOLUTION NO. 2025-195

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S FINAL PAY REQUEST FOR RETAINAGE IN THE AMOUNT OF $31,965.12 TO ALL STAR CONCRETE OF JOHNSTON, IOWA FOR THE 4TH AVENUE RECONSTRUCTION PROJECT FROM PRINCE STREET TO PEARL STREET

WHEREAS, the City of Grinnell did enter into a contract with All Star Concrete of Johnston, Iowa, on March 20, 2023, for the 4th Avenue Reconstruction Project from Prince Street to Pearl Street; and

WHEREAS, a payment of retainage has been initiated by the City of Grinnell and All Star Concrete of Johnston, IA; 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 pay request; 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 $31,965.12 to All Star Concrete of Johnston, IA for the 4th Avenue Reconstruction Project from Prince Street to Pearl Street.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

4989 NW Johnston Drive
Johnston, IA 50131
Phone (515) 224-6394

CONTRACTOR PAYMENT APPLICATION

TO		
City of Grinnell	JOB NAME:	4th Street Reconstruction- Prince Street to Pearl Street
	Job #	23-127
520 4th Avenue	Application #	*Final Retainage*
Grinnell, Iowa 50112	Application Date:	10/1/2025
	Period To:	10/1/2025

PAYMENT TERMS
Due 30 Days from Date of Application

Item No.	DESCRIPTION	Unit Measurement			Scheduled Value	Quantity Completed From Previous Pay App	Value of Previous Completed Work	Work Completed		Quantity Completed To Date	Value of Completed Work To Date	Percent Complete
		Qnty	Unit	$/Unit				Quantity Completed This Period	Value of Completed Work This Period			
1	Mobilization	1	LS	$43,000.00	$ 43,000.00	1.00	$ 43,000.00	0.00	$ -	1.00	$ 43,000.00	100.0%
2	Traffic Control	1	LS	$8,000.00	$ 8,000.00	1.00	$ 8,000.00	0.00	$ -	1.00	$ 8,000.00	100.0%
3	Construction Staking	1	LS	$20,000.00	$ 20,000.00	1.00	$ 20,000.00	0.00	$ -	1.00	$ 20,000.00	100.0%
4	Tree Removal	10	EA	$1,350.00	$ 13,500.00	10.00	$ 13,500.00	0.00	$ -	10.00	$ 13,500.00	100.0%
5	Sidewalk Removal	1580	SY	$12.00	$ 18,960.00	1666.96	$ 20,003.52	0.00	$ -	1666.96	$ 20,003.52	105.5%
6	Driveway Removal	656	SY	$12.00	$ 7,872.00	656.00	$ 7,872.00	0.00	$ -	656.00	$ 7,872.00	100.0%
7	Pavement Removal	7564	SY	$7.50	$ 56,730.00	7564.00	$ 56,730.00	0.00	$ -	7564.00	$ 56,730.00	100.0%
8	Storm Intake Removal	6	EA	$750.00	$ 4,500.00	8.00	$ 6,000.00	0.00	$ -	8.00	$ 6,000.00	133.3%
9	Storm Manhole Removal	1	EA	$1,000.00	$ 1,000.00	1.00	$ 1,000.00	0.00	$ -	1.00	$ 1,000.00	100.0%
10	Sanitary Manhole Removal	6	EA	$1,000.00	$ 6,000.00	7.00	$ 7,000.00	0.00	$ -	7.00	$ 7,000.00	116.7%
11	SWPPP Preparation	1	LS	$2,000.00	$ 2,000.00	1.00	$ 2,000.00	0.00	$ -	1.00	$ 2,000.00	100.0%
12	SWPPP Management	1	LS	$7,200.00	$ 7,200.00	1.00	$ 7,200.00	0.00	$ -	1.00	$ 7,200.00	100.0%
13	Intake Protection	10	EA	$350.00	$ 3,500.00	15.00	$ 5,250.00	0.00	$ -	15.00	$ 5,250.00	150.0%
14	Water System Connections	8	EA	$3,650.00	$ 29,200.00	8.00	$ 29,200.00	0.00	$ -	8.00	$ 29,200.00	100.0%
15	Water Valve, 8-inch	10	EA	$4,450.00	$ 44,500.00	10.00	$ 44,500.00	0.00	$ -	10.00	$ 44,500.00	100.0%
16	Water Valves, 10-inch	6	EA	$5,950.00	$ 35,700.00	4.00	$ 23,800.00	0.00	$ -	4.00	$ 23,800.00	66.7%
17	Water Main, 4 inch	74	LF	$80.00	$ 5,920.00	74.00	$ 5,920.00	0.00	$ -	74.00	$ 5,920.00	100.0%
18	Water Main, 6 inch	26	LF	$90.00	$ 2,340.00	26.00	$ 2,340.00	0.00	$ -	26.00	$ 2,340.00	100.0%
19	Water Main, 8 inch	221	LF	$80.00	$ 17,680.00	0.00	$ -	0.00	$ -	0.00	$ -	0.0%
20	Water Main, 10-inch	1107	LF	$95.00	$ 105,165.00	1107.00	$ 105,165.00	0.00	$ -	1107.00	$ 105,165.00	100.0%
21	Hydrant Relocation	3	EA	$9,300.00	$ 27,900.00	3.00	$ 27,900.00	0.00	$ -	3.00	$ 27,900.00	100.0%
22	Water Services	20	EA	$2,750.00	$ 55,000.00	20.00	$ 55,000.00	0.00	$ -	20.00	$ 55,000.00	100.0%
23	Sanitary Manholes	6	EA	$6,750.00	$ 40,500.00	7.00	$ 47,250.00	0.00	$ -	7.00	$ 47,250.00	116.7%
24	Storm Manholes	1	EA	$6,250.00	$ 6,250.00	1.00	$ 6,250.00	0.00	$ -	1.00	$ 6,250.00	100.0%
25	Storm Intakes	15	EA	$8,150.00	$ 122,250.00	15.00	$ 122,250.00	0.00	$ -	15.00	$ 122,250.00	100.0%
26	Storm Sewer, 15-inch	15	LF	$125.00	$ 1,875.00	268.00	$ 33,500.00	0.00	$ -	268.00	$ 33,500.00	1786.7%
27	Storm Sewer, 18-inch	204	LF	$65.00	$ 13,260.00	204.00	$ 13,260.00	0.00	$ -	204.00	$ 13,260.00	100.0%
28	Storm Sewer, 24-inch	74	LF	$95.00	$ 7,030.00	74.00	$ 7,030.00	0.00	$ -	74.00	$ 7,030.00	100.0%
29	Temporary Surfacing	300	SY	$20.00	$ 6,000.00	425.00	$ 8,500.00	0.00	$ -	425.00	$ 8,500.00	141.7%
30	PCC Sidewalk	1693	SY	$54.00	$ 91,422.00	1858.00	$ 100,332.00	0.00	$ -	1858.00	$ 100,332.00	109.7%
31	Truncated Domes	300	SF	$45.00	$ 13,500.00	300.00	$ 13,500.00	0.00	$ -	300.00	$ 13,500.00	100.0%
32	Colored Concrete Crosswalks	256	SY	$95.00	$ 24,320.00	209.60	$ 19,912.00	0.00	$ -	209.60	$ 19,912.00	81.9%
33	6" PCC Driveway	909	SY	$71.00	$ 64,539.00	1149.00	$ 81,579.00	0.00	$ -	1149.00	$ 81,579.00	126.4%
34	7" PCC Pavement	6850	SY	$89.00	$ 609,650.00	7257.50	$ 645,917.50	0.00	$ -	7257.50	$ 645,917.50	105.9%
35	Grading From Cross Section	1116	CY	$12.00	$ 13,392.00	1116.00	$ 13,392.00	0.00	$ -	1116.00	$ 13,392.00	100.0%
36	Subgrade Preparation	7845	SY	$3.50	$ 27,457.50	7845.00	$ 27,457.50	0.00	$ -	7845.00	$ 27,457.50	100.0%
37	Unclassified Excavation	1310	CY	$12.00	$ 15,720.00	1310.00	$ 15,720.00	0.00	$ -	1310.00	$ 15,720.00	100.0%
38	Modified Subbase	7845	SY	$10.00	$ 78,450.00	7845.00	$ 78,450.00	0.00	$ -	7845.00	$ 78,450.00	100.0%
39	Geogrid	300	SY	$3.85	$ 1,155.00	0.00	$ -	0.00	$ -	0.00	$ -	0.0%
40	Longitudinal Subdrain, 4"	4050	LF	$18.00	$ 72,900.00	4050.00	$ 72,900.00	0.00	$ -	4050.00	$ 72,900.00	100.0%
41	Subdrain Cleanouts	4	EA	$1,200.00	$ 4,800.00	4.00	$ 4,800.00	0.00	$ -	4.00	$ 4,800.00	100.0%
42	Subdrain Outlet	20	EA	$700.00	$ 14,000.00	20.00	$ 14,000.00	0.00	$ -	20.00	$ 14,000.00	100.0%
43	2 Globe Fixture, Pole and Footing	8	EA	$8,562.00	$ 68,496.00	8.00	$ 68,496.00	0.00	$ -	8.00	$ 68,496.00	100.0%
44	4 Globe Fixture, Pole and Footing	6	EA	$18,210.00	$ 109,260.00	6.00	$ 109,260.00	0.00	$ -	6.00	$ 109,260.00	100.0%
45	Electrical System	1	LS	$120,621.00	$ 120,621.00	1.00	$ 120,621.00	0.00	$ -	1.00	$ 120,621.00	100.0%
46	Lighting Cabinet	1	EA	$33,208.00	$ 33,208.00	1.00	$ 33,208.00	0.00	$ -	1.00	$ 33,208.00	100.0%
47	Hydroseed, Mulch and Fertilize	2.8	AC	$7,000.00	$ 19,600.00	2.80	$ 19,600.00	0.00	$ -	2.80	$ 19,600.00	100.0%
					$2,095,322.50		$ 2,168,565.52		$ -		$ 2,168,565.52	
	Approved Changes											
CO1 4"	4" Water Service	1	EA	$ 12,580.00	$ 12,580.00		$ 12,580.00	0.00	$ -		$ 12,580.00	
CO2	Intakes	1	LS	$ 28,410.00	$ 28,410.00		$ -	0.00	$ -		$ 28,410.00	
CO3	Manhole Adjustment and Sanitary Cleanout Addition	1	LS	$ 2,220.00	$ 2,220.00		$ -	0.00	$ -		$ 2,200.00	
CO4	Temp Hydromulching	1	AC	$ 3,000.00	$ 3,000.00		$ -	0.00	$ -		$ 1,920.00	
CO5	Retaining Wall including Sidewalk	15	CY	$ 1,390.00	$ 20,850.00		$ -	0.00	$ -		$ 20,850.00	
CO6	Water Main Relocation	1	LS	$ 7,700.00	$ 7,700.00		$ -	0.00	$ -		$ 7,700.00	
CO7	Handrails	1	LS	$ 10,580.00	$ 10,580.00		$ -	0.00	$ -		$ 10,580.00	
CO8	Lower Hydrant	1	LS	$ 2,000.00	$ 2,000.00		$ -	0.00	$ -		$ 2,000.00	

Original Contract		$2,095,322.50	Total Completed Work	$ 2,254,805.52
Change Orders	8.00	$86,240.00	Less 5% Retainage	$ -
Approved contract Value		$2,181,562.50	Net Total	$ 2,254,805.52
Completed to date		$2,254,805.52	Less Previous Payments	$ 2,222,840.40
Remaining work		$0.00	Current Amount Due	$ 31,965.12

Veenstra & Kimm, Inc — Date 10/1/25 — City of Grinnell — Date

RESOLUTION NO. 2025-196

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 2 IN THE AMOUNT OF $271,631.52 TO CON-STRUCT, INC. FOR THE BROAD STREET INLAY PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct Inc. on May 19, 2025, for Broad Street Inlay Project; and

WHEREAS, Pay Estimate No. 2 has been initiated by the City of Grinnell and Con-Struct, 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. 2; 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 $271,631.52 to Con-Struct, Inc. for the Broad Street Inlay Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.

1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 2

Grinnell - Broad Street Inlay

Date 9/30/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	Mobilization	1	0.75	0.50	LS	$50,000.00	$37,500.00
2	Traffic Control	1	1.00	0.50	LS	$1,650.00	$1,650.00
3	Construction Staking	1	1.00	0.50	LS	$6,325.00	$6,325.00
4	Clearing and Grubbing	9.4			Unit	$200.00	$0.00
5	Sidewalk Removal	37	37.00		SY	$25.00	$925.00
6	Driveway Removal	342	342.00		SY	$20.00	$6,840.00
7	Pavement Removal	1452	1452.00		SY	$15.00	$21,780.00
8	Tree Trimming	1	1.00		LS	$2,000.00	$2,000.00
9	SWPPP Preparation	1	1.00		LS	$1,320.00	$1,320.00
10	SWPPP Management	1	0.75	0.50	LS	$2,200.00	$1,650.00
11	Inlet Protection Device, Under Grate Sediment Bag	2			EA	$165.00	$0.00
12	Inlet Protection Device, Maintenance	2			EA	$27.50	$0.00
13	Water Services	5			EA	$4,000.00	$0.00
14	Curb Stop Box	5			EA	$700.00	$0.00
15	Storm Sewer, Trenched, RCP, 15"	28	28.00		LF	$200.00	$5,600.00
16	Storm Intake, SW-501	1	1.00		EA	$6,500.00	$6,500.00
17	Storm Intake, SW-503, Modified	1	2.00	1.00	EA	$10,000.00	$20,000.00
18	Temporary Surfacing	420			SY	$20.00	$0.00
19	Sidewalk, PCC, 5"	525			SY	$100.00	$0.00
20	Retaining Wall, 2 ft HT	67			LF	$250.00	$0.00
21	Driveway, Paved, PCC, 6"	398	261.60	261.60	SY	$75.00	$19,620.00
22	Driveway, Granular	0			SY	$30.00	$0.00
23	HMA Full Depth Inlay	1452	1452.00	1452.00	SY	$67.25	$97,647.00
24	New Manhole Boxout and Casting	1			EA	$2,500.00	$0.00
25	Curb and Gutter, Remove and Replace	100	230.00	230.00	LF	$75.00	$17,250.00
26	Grading from Cross Sections	350	200.00	200.00	CY	$40.00	$8,000.00
27	Subgrade Preparation	1452	1452.00	802.00	SY	$3.00	$4,356.00
28	Grading for Subbase	250	250.00	250.00	CY	$17.00	$4,250.00
29	Subbse, Modified, 6"	1452	1452.00	1452.00	SY	$13.50	$19,602.00
30	Subgrade Treatment, Type 1 Geogrid Fabric	75	390.00	390.00	SY	$5.00	$1,950.00
31	Subdrain, Type 1 Longitudinal, 4"	1000	1000.00	1000.00	LF	$20.00	$20,000.00
32	Subdrain Cleanout, 4"	6	6.00	6.00	EA	$1,500.00	$9,000.00
33	Subdrain Outlet and Connections, 4"	6	6.00	6.00	EA	$1,000.00	$6,000.00
34	Hydraulic Seeding, Mulching, and Fertilizing, Type 1	0.8			AC	$6,050.00	$0.00
35	Detectable Warnings	80	80.00	80.00	SF	$50.00	$4,000.00
CO #1	Storm Manhole - Raise to Grade	1	1.00	1.00	LS	$9,000.00	$9,000.00
CO #2	Remove and Replace Culvert	1	1.00	1.00	LS	$21,220.00	$21,220.00
CO #3	Water Service Investigation	1	1.00		LS	$1,500.00	$1,500.00

10/3/25
Con-Struct Inc. Date

10/30/25
Veenstra & Kimm Date

City of Grinnell Date

Total Completed To Date	$355,485.00
3% Retainage	$10,664.55
Total Earned Less Retainage	$344,820.45
Less Previous Certificates for Payment	$73,188.93
Current Payment Due	**$271,631.52**

RESOLUTION NO. 2025-197

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 3 IN THE AMOUNT OF $47,207.48 TO CON-STRUCT, INC. FOR THE BROAD STREET INLAY PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct Inc. on May 19, 2025, for Broad Street Inlay Project; and

WHEREAS, Pay Estimate No. 3 has been initiated by the City of Grinnell and Con-Struct, 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. 3; 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 $47,207.48 to Con-Struct, Inc. for the Broad Street Inlay Project.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.

1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 3

Grinnell - Broad Street Inlay

Date 10/24/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	Mobilization	1	1.00	0.25	LS	$50,000.00	$50,000.00
2	Traffic Control	1	1.00		LS	$1,650.00	$1,650.00
3	Construction Staking	1	1.00		LS	$6,325.00	$6,325.00
4	Clearing and Grubbing	9.4			Unit	$200.00	$0.00
5	Sidewalk Removal	37	37.00		SY	$25.00	$925.00
6	Driveway Removal	342	342.00		SY	$20.00	$6,840.00
7	Pavement Removal	1452	1452.00		SY	$15.00	$21,780.00
8	Tree Trimming	1	1.00		LS	$2,000.00	$2,000.00
9	SWPPP Preparation	1	1.00		LS	$1,320.00	$1,320.00
10	SWPPP Management	1	0.75		LS	$2,200.00	$1,650.00
11	Inlet Protection Device, Under Grate Sediment Bag	2			EA	$165.00	$0.00
12	Inlet Protection Device, Maintenance	2			EA	$27.50	$0.00
13	Water Services	5			EA	$4,000.00	$0.00
14	Curb Stop Box	5			EA	$700.00	$0.00
15	Storm Sewer, Trenched, RCP, 15"	28	28.00		LF	$200.00	$5,600.00
16	Storm Intake, SW-501	1	1.00		EA	$6,500.00	$6,500.00
17	Storm Intake, SW-503, Modified	1	2.00		EA	$10,000.00	$20,000.00
18	Temporary Surfacing	420			SY	$20.00	$0.00
19	Sidewalk, PCC, 5"	525			SY	$100.00	$0.00
20	Retaining Wall, 2 ft HT	67	63.00	63.00	LF	$250.00	$15,750.00
21	Driveway, Paved, PCC, 6"	398	387.50	125.90	SY	$75.00	$29,062.50
22	Driveway, Granular	0			SY	$30.00	$0.00
23	HMA Full Depth Inlay	1452	1452.00		SY	$67.25	$97,647.00
24	New Manhole Boxout and Casting	1	1.00	1.00	EA	$2,500.00	$2,500.00
25	Curb and Gutter, Remove and Replace	100	230.00		LF	$75.00	$17,250.00
26	Grading from Cross Sections	350	350.00	150.00	CY	$40.00	$14,000.00
27	Subgrade Preparation	1452	1452.00		SY	$3.00	$4,356.00
28	Grading for Subbase	250	250.00		CY	$17.00	$4,250.00
29	Subbse, Modified, 8"	1452	1452.00		SY	$13.50	$19,602.00
30	Subgrade Treatment, Type 1 Geogrid Fabric	75	390.00		SY	$5.00	$1,950.00
31	Subdrain, Type 1 Longitudinal, 4"	1000	1000.00		LF	$20.00	$20,000.00
32	Subdrain Cleanout, 4"	6	6.00		EA	$1,500.00	$9,000.00
33	Subdrain Outlet and Connections, 4"	6	6.00		EA	$1,000.00	$6,000.00
34	Hydraulic Seeding, Mulching, and Fertilizing, Type 1	0.8			AC	$6,050.00	$0.00
35	Detectable Warnings	80	80.00		SF	$50.00	$4,000.00
CO #1	Storm Manhole - Raise to Grade	1	1.00		LS	$9,000.00	$9,000.00
CO #2	Remove and Replace Culvert	1	1.00		LS	$21,220.00	$21,220.00
CO #3	Water Service Investigation	1	1.00		LS	$1,500.00	$1,500.00
CO #4	Temporary Mulching	0.6	0.60	0.60	AC	$4,125.00	$2,475.00

Con-Struct Inc. 10/24/25 Date

Veenstra & Kimm 10/30/25 Date

City of Grinnell Date

Total Completed To Date	$404,152.50
3% Retainage	$12,124.58
Total Earned Less Retainage	$392,027.93
Less Previous Certificates for Payment	$344,820.45
Current Payment Due	**$47,207.48**

RESOLUTION NO. 2025-198

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 7 IN THE AMOUNT OF $202,091.60 TO CON-STRUCT, INC. FOR THE SCOUT SUBDIVISION PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct, Inc. on May 6, 2024, for the Scout Subdivision Project; and

WHEREAS, Pay Estimate No. 7 has been initiated by the City of Grinnell and Con-Struct, 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 $202,091.60 to Con-Struct, Inc. for the Scout Subdivision.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.
1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 7

Grinnell - Scout Subdivision

Date 9/30/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	5	5.00	1.00	AC	$4,900.00	$24,500.00
3	EXCAVATION, CLASS 10	11,300	11300.00		CY	$4.00	$45,200.00
4	SUBGRADE PREPARATION, 12" DEPTH	0			SY	$2.00	$0.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	691	691.00		LF	$75.00	$51,825.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	17	17.00		EA	$2,500.00	$42,500.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	0			LF	$35.00	$0.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	282	282.00		LF	$55.00	$15,510.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	0			LF	$65.00	$0.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	187	187.00		LF	$50.00	$9,350.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	0			LF	$60.00	$0.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	0			LF	$75.00	$0.00
13	PIPE APRON, CMP, 15" DIA.	2	2.00		EA	$500.00	$1,000.00
14	PIPE APRON, CMP, 18" DIA.	0			EA	$600.00	$0.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	0			EA	$1,600.00	$0.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	0			EA	$500.00	$0.00
19	PIPE APRON GUARD	1	1.00		EA	$800.00	$800.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	0			LF	$15.00	$0.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	0			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	0			EA	$1,800.00	$0.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	0			LF	$50.00	$0.00
24	WATER SERVICE STUB, PVC, 1" DIA.	0			EA	$2,500.00	$0.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	0			EA	$7,000.00	$0.00
26	FIRE HYDRANT ASSEMBLY	0			EA	$8,000.00	$0.00
27	MANHOLE TYPE SW-301, 48" DIA.	3	3.00		EA	$6,800.00	$20,400.00
28	MANHOLE TYPE SW-401, 48" DIA.	2	2.00		EA	$5,300.00	$10,600.00
29	INTAKE TYPE SW-501	0			EA	$4,000.00	$0.00
30	INTAKE TYPE SW-503	0			EA	$6,000.00	$0.00
31	INTAKE TYPE SW-505	0			EA	$4,900.00	$0.00
32	INTAKE TYPE SW-506	0			EA	$7,000.00	$0.00
33	INTAKE HDPE BASIN, 24" DIA.	0			EA	$3,500.00	$0.00
34	INTAKE TYPE SW-513, 4' X 4'	1	1.00		EA	$4,900.00	$4,900.00
35	MANHOLE ADJUSTMENT	1	1.00		EA	$2,500.00	$2,500.00
36	PAVEMENT, PCC, 7"	0			SY	$66.00	$0.00
37	SIDEWALK, PCC, 4"	0			SY	$60.00	$0.00
38	DETECTABLE WARNING	0			SF	$45.00	$0.00
39	FLUME, PCC, 6"	0			SY	$75.00	$0.00
40	DEMOLITION	1	0.75		LS	$8,000.00	$6,000.00
41	TRAFFIC CONTROL	1	1.00	1.00	LS	$2,000.00	$2,000.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6	3.25		AC	$1,750.00	$5,687.50
43	EROSION AND SEDIMENT CONTROL	1	1.00		LS	$11,000.00	$11,000.00
44	RIP RAP, CLASS "E"	10	10.13		TON	$75.00	$759.75
	Division 2						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	7	5.00	1.50	AC	$3,800.00	$19,000.00
3	EXCAVATION, CLASS 10	10,000	9000.00		CY	$4.00	$36,000.00
4	SUBGRADE PREPARATION, 12" DEPTH	2,879	2879.00	2879.00	SY	$2.00	$5,758.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	537	537.00		LF	$75.00	$40,275.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	23	16.00		EA	$2,500.00	$40,000.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	300	300.00	300.00	LF	$35.00	$10,500.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	516	516.00	516.00	LF	$55.00	$28,380.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	194	194.00	194.00	LF	$65.00	$12,610.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	25	71.00		LF	$50.00	$3,550.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	349	349.00	151.00	LF	$60.00	$20,940.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	157	157.00		LF	$75.00	$11,775.00
13	PIPE APRON, CMP, 15" DIA.	1	1.00	1.00	EA	$500.00	$500.00
14	PIPE APRON, CMP, 18" DIA.	1	1.00	1.00	EA	$600.00	$600.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	1	1.00		EA	$1,600.00	$1,600.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	1	1.00		EA	$500.00	$500.00
19	PIPE APRON GUARD	2	2.00		EA	$800.00	$1,600.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	1,383	1383.00	1383.00	LF	$15.00	$20,745.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	6			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	21	21.00	21.00	EA	$1,800.00	$37,800.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	639	639.00		LF	$50.00	$31,950.00
24	WATER SERVICE STUB, PVC, 1" DIA.	40	15.00	15.00	EA	$2,500.00	$37,500.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	1	1.00		EA	$7,000.00	$7,000.00
26	FIRE HYDRANT ASSEMBLY	2	2.00		EA	$8,000.00	$16,000.00
27	MANHOLE TYPE SW-301, 48" DIA.	4	4.00		EA	$6,800.00	$27,200.00
28	MANHOLE TYPE SW-401, 48" DIA.	3	3.00	1.00	EA	$5,300.00	$15,900.00
29	INTAKE TYPE SW-501	1	1.00	1.00	EA	$4,000.00	$4,000.00
30	INTAKE TYPE SW-503	2	2.00	1.00	EA	$6,000.00	$12,000.00
31	INTAKE TYPE SW-505	1	1.00		EA	$4,900.00	$4,900.00
32	INTAKE TYPE SW-506	1	1.00		EA	$7,000.00	$7,000.00
33	INTAKE HDPE BASIN, 24" DIA.	4	4.00	4.00	EA	$3,500.00	$14,000.00
34	INTAKE TYPE SW-513, 4' X 4'	0			EA	$4,900.00	$0.00
35	MANHOLE ADJUSTMENT	4	2.00	2.00	EA	$2,500.00	$5,000.00
36	PAVEMENT, PCC, 7"	2,424			SY	$66.00	$0.00
37	SIDEWALK, PCC, 4"	292			SY	$60.00	$0.00
38	DETECTABLE WARNING	20			SF	$45.00	$0.00
39	FLUME, PCC, 6"	88			SY	$75.00	$0.00
40	DEMOLITION	1	0.75		LS	$12,000.00	$9,000.00
41	TRAFFIC CONTROL	1			LS	$2,000.00	$0.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6			AC	$1,750.00	$0.00
43	EROSION AND SEDIMENT CONTROL	1	0.75	0.25	LS	$9,500.00	$7,125.00
44	RIP RAP, CLASS "E"	15			TON	$75.00	$0.00
C.O. #1	Temp Mulching		1.00		LS	$5,390.00	$5,390.00
C.O. #2	Misc., Tree, and Storm Sewer Removals		1.00		LS	$4,400.00	$4,400.00
C.O. #3	6" Modified Subbase under PCC Pavement				LS	$38,380.00	$0.00

10/3/25
Con-Struct Inc. Date

10/30/25
Veenstra & Kimm Date

City of Grinnell Date

Total Completed To Date Division 1	$265,132.25
Total Completed To Date Division 2	$511,098.00
5% Retainage	$38,811.51
Total Earned Less Retainage	$737,418.74
Less Previous Certificates for Payment	$535,327.14
Current Payment Due	**$202,091.60**

RESOLUTION NO. 2025-199

RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PAY REQUEST NO. 8 IN THE AMOUNT OF $213,934.30 TO CON-STRUCT, INC. FOR THE SCOUT SUBDIVISION PROJECT.

WHEREAS, the City of Grinnell did enter into a contract with Con-Struct, Inc. on May 6, 2024, for the Scout Subdivision Project; and

WHEREAS, Pay Estimate No. 8 has been initiated by the City of Grinnell and Con-Struct, 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. 8; 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 $213,934.30 to Con-Struct, Inc. for the Scout Subdivision.

Passed and adopted this 3rd day of November 2025.

_____
Dan F. Agnew, Mayor

Attest:

_____
Alyssa Devig, City Clerk/Finance Director

Con-Struct Inc.
1710 E. Main Street
Marshalltown, IA 50158
641-752-1865
Fax-752-5905

Pay App # 8

Grinnell - Scout Subdivision

Date 10/27/2025

ITEM NO.	DESCRIPTION OF ITEM ON WHICH BID IS BASED	Bid Quantity	To Date Quantity	Period Quantity	UNIT	UNIT PRICE	Total Completed To Date
	Divison 1						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	5	5.00		AC	$4,900.00	$24,500.00
3	EXCAVATION, CLASS 10	11,300	11300.00		CY	$4.00	$45,200.00
4	SUBGRADE PREPARATION, 12" DEPTH	0			SY	$2.00	$0.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	691	691.00		LF	$75.00	$51,825.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	17	17.00		EA	$2,500.00	$42,500.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	0			LF	$35.00	$0.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	282	282.00		LF	$55.00	$15,510.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	0			LF	$65.00	$0.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	187	187.00		LF	$50.00	$9,350.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	0			LF	$60.00	$0.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	0			LF	$75.00	$0.00
13	PIPE APRON, CMP, 15" DIA.	2	2.00		EA	$500.00	$1,000.00
14	PIPE APRON, CMP, 18" DIA.	0			EA	$600.00	$0.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	0			EA	$1,600.00	$0.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	0			EA	$500.00	$0.00
19	PIPE APRON GUARD	1	1.00		EA	$800.00	$800.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	0			LF	$15.00	$0.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	0			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	0			EA	$1,800.00	$0.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	0			LF	$50.00	$0.00
24	WATER SERVICE STUB, PVC, 1" DIA.	0			EA	$2,500.00	$0.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	0			EA	$7,000.00	$0.00
26	FIRE HYDRANT ASSEMBLY	0			EA	$8,000.00	$0.00
27	MANHOLE TYPE SW-301, 48" DIA.	3	3.00		EA	$6,800.00	$20,400.00
28	MANHOLE TYPE SW-401, 48" DIA.	2	2.00		EA	$5,300.00	$10,600.00
29	INTAKE TYPE SW-501	0			EA	$4,000.00	$0.00
30	INTAKE TYPE SW-503	0			EA	$6,000.00	$0.00
31	INTAKE TYPE SW-505	0			EA	$4,900.00	$0.00
32	INTAKE TYPE SW-506	0			EA	$7,000.00	$0.00
33	INTAKE HDPE BASIN, 24" DIA.	0			EA	$3,500.00	$0.00
34	INTAKE TYPE SW-513, 4' X 4'	1	1.00		EA	$4,900.00	$4,900.00
35	MANHOLE ADJUSTMENT	1	1.00		EA	$2,500.00	$2,500.00
36	PAVEMENT, PCC, 7"	0			SY	$66.00	$0.00
37	SIDEWALK, PCC, 4"	0			SY	$60.00	$0.00
38	DETECTABLE WARNING	0			SF	$45.00	$0.00
39	FLUME, PCC, 6"	0			SY	$75.00	$0.00
40	DEMOLITION	1	0.75		LS	$8,000.00	$6,000.00
41	TRAFFIC CONTROL	1	1.00		LS	$2,000.00	$2,000.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6	3.25		AC	$1,750.00	$5,687.50
43	EROSION AND SEDIMENT CONTROL	1	1.00		LS	$11,000.00	$11,000.00
44	RIP RAP, CLASS "E"	10	10.13		TON	$75.00	$759.75
	Division 2						
1	CLEARING AND GRUBBING	1	1.00		LS	$8,800.00	$8,800.00
2	TOP SOIL, ON-SITE	7	5.00		AC	$3,800.00	$19,000.00
3	EXCAVATION, CLASS 10	10,000	9000.00		CY	$4.00	$36,000.00
4	SUBGRADE PREPARATION, 12" DEPTH	2,879	2879.00		SY	$2.00	$5,758.00
5	SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC, 8"	537	537.00		LF	$75.00	$40,275.00
6	SANITARY SEWER SERVICE STUB, PVC, 4" DIA.	23	17.00	1.00	EA	$2,500.00	$42,500.00
7	STORM SEWER, TRENCHED, HDPE, 8" DIA.	300	300.00		LF	$35.00	$10,500.00
8	STORM SEWER, TRENCHED, HDPE, 15" DIA.	516	516.00		LF	$55.00	$28,380.00
9	STORM SEWER, TRENCHED, HDPE, 18" DIA.	194	194.00		LF	$65.00	$12,610.00
10	STORM SEWER, TRENCHED, RCP, 12" DIA.	25	71.00		LF	$50.00	$3,550.00
11	STORM SEWER, TRENCHED, RCP, 15" DIA.	349	349.00		LF	$60.00	$20,940.00
12	STORM SEWER, TRENCHED, RCP, 18" DIA.	157	157.00		LF	$75.00	$11,775.00
13	PIPE APRON, CMP, 15" DIA.	1	1.00		EA	$500.00	$500.00
14	PIPE APRON, CMP, 18" DIA.	1	1.00		EA	$600.00	$600.00
15	PIPE APRON, RCP, 12" DIA.	1	1.00		EA	$1,500.00	$1,500.00
16	PIPE APRON, RCP, 18" DIA.	1	1.00		EA	$1,600.00	$1,600.00
17	FOOTING FOR CONCRETE PIPE APRON, PCC, 12" DIA.	1	1.00		EA	$300.00	$300.00
18	FOOTING FOR CONCRETE PIPE APRON, PCC, 18" DIA.	1	1.00		EA	$500.00	$500.00
19	PIPE APRON GUARD	2	2.00		EA	$800.00	$1,600.00
20	SUBDRAIN, CORRUGATED PVC, 6" DIA.	1,383	1383.00		LF	$15.00	$20,745.00
21	SUBDRAIN CLEANOUT, TYPE A-1, 6" DIA.	6			EA	$800.00	$0.00
22	STORM SEWER SERVICE STUB, PVC, 2" DIA.	21	21.00		EA	$1,800.00	$37,800.00
23	WATER MAIN, TRENCHED, PVC, 8" DIA.	639	639.00		LF	$50.00	$31,950.00
24	WATER SERVICE STUB, PVC, 1" DIA.	40	15.00		EA	$2,500.00	$37,500.00
25	TAPPING VALVE ASSEMBLY, 8" DIA.	1	1.00		EA	$7,000.00	$7,000.00
26	FIRE HYDRANT ASSEMBLY	2	2.00		EA	$8,000.00	$16,000.00
27	MANHOLE TYPE SW-301, 48" DIA.	4	4.00		EA	$6,800.00	$27,200.00
28	MANHOLE TYPE SW-401, 48" DIA.	3	3.00		EA	$5,300.00	$15,900.00
29	INTAKE TYPE SW-501	1	1.00		EA	$4,000.00	$4,000.00
30	INTAKE TYPE SW-503	2	2.00		EA	$6,000.00	$12,000.00
31	INTAKE TYPE SW-505	1	1.00		EA	$4,900.00	$4,900.00
32	INTAKE TYPE SW-506	1	1.00		EA	$7,000.00	$7,000.00
33	INTAKE HDPE BASIN, 24" DIA.	4	4.00		EA	$3,500.00	$14,000.00
34	INTAKE TYPE SW-513, 4' X 4'	0			EA	$4,900.00	$0.00
35	MANHOLE ADJUSTMENT	4	2.00		EA	$2,500.00	$5,000.00
36	PAVEMENT, PCC, 7"	2,424	2424.00	2424.00	SY	$66.00	$159,984.00
37	SIDEWALK, PCC, 4"	292	223.00	223.00	SY	$60.00	$13,380.00
38	DETECTABLE WARNING	20	30.00	30.00	SF	$45.00	$1,350.00
39	FLUME, PCC, 6"	88	88.00	88.00	SY	$75.00	$6,600.00
40	DEMOLITION	1	1.00	0.25	LS	$12,000.00	$12,000.00
41	TRAFFIC CONTROL	1			LS	$2,000.00	$0.00
42	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	6			AC	$1,750.00	$0.00
43	EROSION AND SEDIMENT CONTROL	1	0.75		LS	$9,500.00	$7,125.00
44	RIP RAP, CLASS "E"	15			TON	$75.00	$0.00
C.O. #1	Temp Mulching		1.00		LS	$5,390.00	$5,390.00
C.O. #2	Misc., Tree, and Storm Sewer,Removals		1.00		LS	$4,400.00	$4,400.00
C.O. #3	6" Modified Subbase under PCC Pavement		1.00	1.00	LS	$38,380.00	$38,380.00

Con-Struct Inc. — Date 10/27/25

Veenstra & Kimm — Date 10/30/25

City of Grinnell — Date

Total Completed To Date Division 1	$265,132.25
Total Completed To Date Division 2	$736,292.00
5% Retainage	$50,071.21
Total Earned Less Retainage	$951,353.04
Less Previous Certificates for Payment	$737,418.74
Current Payment Due	**$213,934.30**