



GRINNELL PUBLIC WORKS OR GROUNDS COMMITTEE REGULAR
SESSION MEETING
MONDAY, NOVEMBER 17, 2025, AT 4:45 PM
IN THE COUNCIL CHAMBERS ON THE 2ND FLOOR OF CITY HALL
AND VIA ZOOM
HTTPS://ZOOM.US/J/99554358018?PWD=AQMUB8RMBZFJXD7YJAD
CQO9U57V1LM.1

MEETING ID: 995 5435 8018
PASSCODE: 794206

TENTATIVE AGENDA

A. Roll Call:

B. Perfecting and Approval of Agenda:

C. Committee Business:

1. Consider approval of a resolution awarding the contract for the 4th Avenue Reconstruction (2026) - State Street to East Street Project in the amount of \$734,848.50 (See Resolution No. 2025-203)
2. Consider approval of a Conflict Waiver Agreement regarding Ahlers & Cooney, P.C. to represent the City of Grinnell and the Grinnell-Newburg Community School District with respect to an agreement related to the construction of a sanitary sewer service line to serve a proposed elementary school facility.
3. Consider approval of a resolution approving Change Order No. 2 in the amount of \$12,344.25 for the Water Plant Project. (See Resolution No. 2025-204)

D. Inquiries: Public Comment

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

E. Adjourn:

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

RESOLUTION NO. 2025-203

RESOLUTION AWARDING THE CONTRACT FOR THE 4TH AVENUE RECONSTRUCTION (2026) – STATE STREET TO EAST STREET PROJECT.

WHEREAS, the following bid for the construction of certain improvements described in general as the 4th Avenue Reconstruction (2026) – State Street to East Street Project is hereby accepted, the same being the lowest responsible bid for the said work, as follows:

- 1) 4TH AVENUE RECONSTRUCTION (2026) – STATE STREET TO EAST STREET PROJECT

CONTRACTOR: Shift General Contracting
Cedar Rapids, IA

AMOUNT OF BID: \$734,848.50

PORTION OF PROJECT: All

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Grinnell, Iowa, that the Mayor and City Clerk are hereby directed and authorized to execute a contract with the Contractor for the construction of the said 4th Avenue Reconstruction (2026) – State Street to East Street Project.

Passed and approved this 17th day of November 2025.

Dan F. Agnew, Mayor

ATTEST:

Alyssa Devig, City Clerk/Finance Director



November 6, 2025

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

GRINNELL, IOWA
4TH AVENUE RECONSTRUCTION (2026)
REVIEW OF BIDS
RECOMMENDATION TO AWARD CONTRACT

The City of Grinnell received bids until 2:00 P.M., October 30, 2025 for the 4th Avenue Reconstruction (2026) – State Street to East Street project. A total of nine bids were received. The bids are as follows:

Shift General Contracting	\$734,848.50
Con-Struct, Inc.	\$739,028.50
Steele Excavating, Inc.	\$741,895.50
All Star Concrete, LLC	\$759,574.50
OEL Construction Services, Inc.	\$792,721.70
Jasper Construction Services, Inc.	\$827,467.50
Absolute Group	\$844,289.57
TK Concrete, Inc.	\$845,602.00
Iowa Civil Contracting, Inc.	\$850,096.77

The apparent low bid was submitted by Shift General Contracting of Cedar Rapids, Iowa in the amount of \$734,848.50. We contacted two references due to our not having worked with Shift General Contracting before. One was the City of Cedar Rapids and the other MMS Consulting. Both were positive. The paving will be done by a subcontractor, yet to be named.

The engineer’s estimate of cost for construction of the project was \$730,000.00.

We recommend the City of Grinnell award the contract to Shift General Contracting of Cedar Rapids, Iowa in the amount of \$734,848.50.

Russ Behrens
November 6, 2025
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Enclosed is a copy of our tabulation of bids.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or at groth@v-k.net.

VEENSTRA & KIMM, INC.

A handwritten signature in black ink, appearing to read "Greg Roth". The signature is written in a cursive style with a large, sweeping "G" and "R".

Greg Roth

GJR:paj

288223

Enclosure

Cc: Alyssa Devig, City of Grinnell

**BID TABULATION
GRINNELL, IOWA
4TH AVENUE RECONSTRUCTION (2026) - STATE STREET TO EAST STREET PROJECT**

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	Shift General Contracting 4812 Harvest Ct SW Cedar Rapids, IA 52404		Con-Struct, Inc. 1710 East Main Street Marshalltown, IA 50158		Steel Excavating, Inc. 503 N 5th St., PO Box 220 Montezuma, IA 50171		All Star Concrete LLC 4989 NW Johnston Drive Johnston, IA 50131		OEL Construction Services, Inc. 1306 River Rd S. Steamboat Rock, IA 50672	
			UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS 1	\$ 74,000.00	\$ 74,000.00	\$ 25,000.00	\$ 25,000.00	\$ 30,000.00	\$ 30,000.00	\$ 41,000.00	\$ 41,000.00	\$ 40,800.00	\$ 40,800.00
2	Traffic Control	LS 1	\$ 4,000.00	\$ 4,000.00	\$ 3,811.00	\$ 3,811.00	\$ 5,000.00	\$ 5,000.00	\$ 4,000.00	\$ 4,000.00	\$ 9,100.00	\$ 9,100.00
3	Construction Staking	LS 1	\$ 3,500.00	\$ 3,500.00	\$ 5,408.00	\$ 5,408.00	\$ 10,800.00	\$ 10,800.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
4	Sidewalk Removal	SY 167	\$ 9.00	\$ 1,503.00	\$ 10.00	\$ 1,670.00	\$ 15.00	\$ 2,505.00	\$ 15.00	\$ 2,505.00	\$ 16.00	\$ 2,672.00
5	Driveway Removal	SY 505	\$ 9.00	\$ 4,545.00	\$ 10.00	\$ 5,050.00	\$ 15.00	\$ 7,575.00	\$ 15.00	\$ 7,575.00	\$ 16.00	\$ 8,080.00
6	Pavement Removal	SY 2,868	\$ 6.00	\$ 17,208.00	\$ 10.00	\$ 28,680.00	\$ 11.00	\$ 31,548.00	\$ 11.00	\$ 31,548.00	\$ 11.50	\$ 32,982.00
7	Storm Intake Removal	EA 4	\$ 500.00	\$ 2,000.00	\$ 700.00	\$ 2,800.00	\$ 750.00	\$ 3,000.00	\$ 750.00	\$ 3,000.00	\$ 800.00	\$ 3,200.00
8	Storm Manhole Removal	EA 1	\$ 500.00	\$ 500.00	\$ 800.00	\$ 800.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 800.00	\$ 800.00
9	Sanitary Manhole Removal	EA 1	\$ 1,000.00	\$ 1,000.00	\$ 800.00	\$ 800.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 800.00	\$ 800.00
10	SWPPP Preparation	LS 1	\$ 1,500.00	\$ 1,500.00	\$ 1,288.00	\$ 1,288.00	\$ 1,250.00	\$ 1,250.00	\$ 1,200.00	\$ 1,200.00	\$ 1,300.00	\$ 1,300.00
11	SWPPP Management	LS 1	\$ 2,500.00	\$ 2,500.00	\$ 2,833.00	\$ 2,833.00	\$ 2,750.00	\$ 2,750.00	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 3,000.00
12	Intake Protection	EA 4	\$ 150.00	\$ 600.00	\$ 155.00	\$ 620.00	\$ 250.00	\$ 1,000.00	\$ 100.00	\$ 400.00	\$ 162.50	\$ 650.00
13	Water System Connections	EA 3	\$ 4,000.00	\$ 12,000.00	\$ 4,500.00	\$ 13,500.00	\$ 3,000.00	\$ 9,000.00	\$ 3,000.00	\$ 9,000.00	\$ 3,300.00	\$ 9,900.00
14	Water Valve, 8-inch	EA 2	\$ 3,000.00	\$ 6,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 3,800.00	\$ 7,600.00
15	Water Valve, 12-inch	EA 1	\$ 4,500.00	\$ 4,500.00	\$ 5,200.00	\$ 5,200.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,500.00	\$ 4,800.00	\$ 4,800.00
16	Water Main, 8-inch	LF 94	\$ 105.00	\$ 9,870.00	\$ 120.00	\$ 11,280.00	\$ 130.00	\$ 12,220.00	\$ 130.00	\$ 12,220.00	\$ 140.00	\$ 13,160.00
17	Water Main, 12-inch	LF 358	\$ 110.00	\$ 39,380.00	\$ 105.00	\$ 37,590.00	\$ 130.00	\$ 46,540.00	\$ 130.00	\$ 46,540.00	\$ 140.00	\$ 50,120.00
18	Hydrant Relocation	EA 1	\$ 3,400.00	\$ 3,400.00	\$ 8,500.00	\$ 8,500.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,900.00	\$ 9,900.00
19	Water Services	EA 6	\$ 2,500.00	\$ 15,000.00	\$ 3,000.00	\$ 18,000.00	\$ 3,000.00	\$ 18,000.00	\$ 3,000.00	\$ 18,000.00	\$ 3,300.00	\$ 19,800.00
20	Sanitary Manholes, 48"	EA 1	\$ 6,750.00	\$ 6,750.00	\$ 7,000.00	\$ 7,000.00	\$ 8,950.00	\$ 8,950.00	\$ 8,950.00	\$ 8,950.00	\$ 9,800.00	\$ 9,800.00
21	Storm Manholes, 60"	EA 2	\$ 7,150.00	\$ 14,300.00	\$ 9,500.00	\$ 19,000.00	\$ 8,950.00	\$ 17,900.00	\$ 8,950.00	\$ 17,900.00	\$ 9,800.00	\$ 19,600.00
22	SW-501 Storm Intake	EA 3	\$ 5,250.00	\$ 15,750.00	\$ 3,500.00	\$ 10,500.00	\$ 3,750.00	\$ 11,250.00	\$ 3,750.00	\$ 11,250.00	\$ 4,000.00	\$ 12,000.00
23	SW-507 Storm Intake	EA 1	\$ 5,750.00	\$ 5,750.00	\$ 5,500.00	\$ 5,500.00	\$ 6,000.00	\$ 6,000.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00
24	Storm Sewer, 15"	LF 98	\$ 115.00	\$ 11,270.00	\$ 90.00	\$ 8,820.00	\$ 105.00	\$ 10,290.00	\$ 105.00	\$ 10,290.00	\$ 115.00	\$ 11,270.00
25	Storm Sewer, 24", DIP	LF 20	\$ 150.00	\$ 3,000.00	\$ 300.00	\$ 6,000.00	\$ 255.00	\$ 5,100.00	\$ 255.00	\$ 5,100.00	\$ 280.00	\$ 5,600.00
26	Temporary Surfacing	SY 300	\$ 17.00	\$ 5,100.00	\$ 20.00	\$ 6,000.00	\$ 15.00	\$ 4,500.00	\$ 15.00	\$ 4,500.00	\$ 16.00	\$ 4,800.00
27	PCC Sidewalk	SY 511	\$ 55.00	\$ 28,105.00	\$ 56.00	\$ 28,616.00	\$ 58.00	\$ 29,638.00	\$ 55.00	\$ 28,105.00	\$ 62.00	\$ 31,682.00
28	Truncated Domes	SF 178	\$ 50.00	\$ 8,900.00	\$ 50.00	\$ 8,900.00	\$ 40.00	\$ 7,120.00	\$ 37.00	\$ 6,586.00	\$ 41.00	\$ 7,298.00
29	6" PCC Driveway	SY 514	\$ 55.00	\$ 28,275.00	\$ 54.00	\$ 27,756.00	\$ 55.00	\$ 27,756.00	\$ 52.00	\$ 26,728.00	\$ 57.00	\$ 29,438.00
30	7" PCC Pavement	SY 2,842	\$ 60.00	\$ 170,520.00	\$ 62.00	\$ 176,204.00	\$ 61.00	\$ 173,362.00	\$ 65.00	\$ 184,730.00	\$ 67.00	\$ 190,800.00
31	Grading from Cross Sections	CY 160	\$ 23.00	\$ 3,680.00	\$ 20.00	\$ 3,194.00	\$ 20.00	\$ 3,194.00	\$ 18.00	\$ 2,874.00	\$ 19.00	\$ 3,043.00
32	Subgrade Preparation	SY 3,359	\$ 1.50	\$ 5,038.50	\$ 3.00	\$ 10,077.00	\$ 3.50	\$ 11,756.50	\$ 3.50	\$ 11,756.50	\$ 4.50	\$ 15,105.00
33	Unclassified Excavation	CY 560	\$ 23.00	\$ 12,880.00	\$ 15.00	\$ 8,400.00	\$ 12.00	\$ 6,720.00	\$ 12.00	\$ 6,720.00	\$ 13.25	\$ 7,420.00
34	Modified Subbase	SY 3,359	\$ 12.00	\$ 40,308.00	\$ 12.50	\$ 41,987.50	\$ 11.00	\$ 36,949.00	\$ 11.00	\$ 36,949.00	\$ 12.00	\$ 40,308.00
35	Geogrid	SY 300	\$ 2.25	\$ 675.00	\$ 5.00	\$ 1,500.00	\$ 4.00	\$ 1,200.00	\$ 4.00	\$ 1,200.00	\$ 4.50	\$ 1,350.00
36	Longitudinal Subdrain, 4"	LF 1,597	\$ 18.00	\$ 28,746.00	\$ 20.00	\$ 31,940.00	\$ 18.00	\$ 28,746.00	\$ 18.00	\$ 28,746.00	\$ 19.00	\$ 30,343.00
37	Subdrain Cleanouts	EA 8	\$ 1,000.00	\$ 8,000.00	\$ 1,000.00	\$ 8,000.00	\$ 500.00	\$ 4,000.00	\$ 500.00	\$ 4,000.00	\$ 550.00	\$ 4,400.00
38	Subdrain Outlet	EA 8	\$ 350.00	\$ 2,800.00	\$ 300.00	\$ 2,400.00	\$ 300.00	\$ 2,400.00	\$ 300.00	\$ 2,400.00	\$ 350.00	\$ 2,800.00
39	2 Globe Fixture, Pole and Footing	EA 4	\$ 9,000.00	\$ 36,000.00	\$ 9,000.00	\$ 36,000.00	\$ 8,998.00	\$ 35,992.00	\$ 8,998.00	\$ 35,992.00	\$ 9,500.00	\$ 38,000.00
40	4 Globe Fixture, Pole and Footing	EA 2	\$ 12,500.00	\$ 25,000.00	\$ 12,500.00	\$ 25,000.00	\$ 12,450.00	\$ 24,900.00	\$ 12,450.00	\$ 24,900.00	\$ 13,500.00	\$ 27,000.00
41	Electrical System	LS 1	\$ 25,000.00	\$ 25,000.00	\$ 27,300.00	\$ 27,300.00	\$ 27,210.00	\$ 27,210.00	\$ 27,210.00	\$ 27,210.00	\$ 30,000.00	\$ 30,000.00
42	Lighting Cabinet	EA 1	\$ 40,000.00	\$ 40,000.00	\$ 41,300.00	\$ 41,300.00	\$ 41,254.00	\$ 41,254.00	\$ 41,254.00	\$ 41,254.00	\$ 44,000.00	\$ 44,000.00
43	Hydroseed, Mulch and Fertilize	AC 1.2	\$ 5,000.00	\$ 6,000.00	\$ 5,665.00	\$ 6,798.00	\$ 6,000.00	\$ 7,200.00	\$ 6,000.00	\$ 7,200.00	\$ 8,333.33	\$ 10,000.00
TOTAL BASE BID (Items 1 - 47)			\$734,848.50		\$739,028.50		\$744,175.50		\$759,574.50		\$792,721.70	

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	Jasper Construction Services, Inc. 928 N. 19th Ave. E. Newton, IA 50208		Absolute Concrete Construction, Inc. DBA Absolute Group 1800 Burr Oak Blvd Granger, IA 50109		TK Concrete, Inc. 1608 Fifield Rd., PO Box 111 Pella, IA 50219		Iowa Civil Contracting, Inc. 1106 3rd St. Victor, IA 52347	
			UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS 1	\$ 52,000.00	\$ 52,000.00	\$ 65,000.00	\$ 65,000.00	\$ 75,000.00	\$ 75,000.00	\$ 44,500.00	\$ 44,500.00
2	Traffic Control	LS 1	\$ 4,500.00	\$ 4,500.00	\$ 3,700.00	\$ 3,700.00	\$ 4,850.00	\$ 4,850.00	\$ 9,075.00	\$ 9,075.00
3	Construction Staking	LS 1	\$ 10,000.00	\$ 10,000.00	\$ 9,600.00	\$ 9,600.00	\$ 11,000.00	\$ 11,000.00	\$ 8,200.00	\$ 8,200.00
4	Sidewalk Removal	SY 167	\$ 15.00	\$ 2,505.00	\$ 15.00	\$ 2,505.00	\$ 10.00	\$ 1,670.00	\$ 16.50	\$ 2,755.50
5	Driveway Removal	SY 505	\$ 15.00	\$ 7,575.00	\$ 15.00	\$ 7,575.00	\$ 8.00	\$ 4,040.00	\$ 16.50	\$ 8,332.50
6	Pavement Removal	SY 2,868	\$ 13.50	\$ 38,718.00	\$ 11.00	\$ 31,548.00	\$ 8.00	\$ 22,944.00	\$ 12.10	\$ 34,702.80
7	Storm Intake Removal	EA 4	\$ 750.00	\$ 3,000.00	\$ 750.00	\$ 3,000.00	\$ 900.00	\$ 3,600.00	\$ 825.00	\$ 3,300.00
8	Storm Manhole Removal	EA 1	\$ 750.00	\$ 750.00	\$ 750.00	\$ 750.00	\$ 900.00	\$ 900.00	\$ 825.00	\$ 825.00
9	Sanitary Manhole Removal	EA 1	\$ 1,500.00	\$ 1,500.00	\$ 1,400.00	\$ 1,400.00	\$ 1,500.00	\$ 1,500.00	\$ 1,375.00	\$ 1,375.00
10	SWPPP Preparation	LS 1	\$ 3,000.00	\$ 3,000.00	\$ 3,600.00	\$ 3,600.00	\$ 1,750.00	\$ 1,750.00	\$ 3,025.00	\$ 3,025.00
11	SWPPP Management	LS 1	\$ 650.00	\$ 2,600.00	\$ 600.00	\$ 2,400.00	\$ 800.00	\$ 3,200.00	\$ 165.00	\$ 660.00
12	Intake Protection	EA 4	\$ 3,000.00	\$ 12,000.00	\$ 3,000.00	\$ 12,000.00	\$ 3,500.00	\$ 14,000.00	\$ 3,300.00	\$ 13,200.00
13	Water System Connections	EA 3	\$ 3,000.00	\$ 9,000.00	\$ 3,000.00	\$ 9,000.00	\$ 4,200.00	\$ 12,600.00	\$ 3,850.00	\$ 11,550.00
14	Water Valve, 8-inch	EA 2	\$ 3,500.00	\$ 7,000.00	\$ 3,500.00	\$ 7,000.00	\$ 4,500.00	\$ 9,000.00	\$ 4,950.00	\$ 9,900.00
15	Water Valve, 12-inch	EA 1	\$ 4,500.00	\$ 4,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 4,950.00	\$ 4,950.00
16	Water Main, 8-inch	LF 94	\$ 126.00	\$ 11,844.00	\$ 130.00	\$ 12,220.00	\$ 150.00	\$ 14,100.00	\$ 143.00	\$ 13,442.00
17	Water Main, 12-inch	LF 358	\$ 126.00	\$ 45,108.00	\$ 130.00	\$ 46,540.00	\$ 145.00	\$ 51,910.00	\$ 143.00	\$ 51,194.00
18	Hydrant Relocation	EA 1	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 9,000.00	\$ 10,000.00	\$ 10,000.00	\$ 9,900.00	\$ 9,900.00
19	Water Services	EA 6	\$ 3,500.00	\$ 21,000.00	\$ 3,000.00	\$ 18,000.00	\$ 3,000.00	\$ 18,000.00	\$ 3,300.00	\$ 19,800.00
20	Sanitary Manholes, 48"	EA 1	\$ 8,950.00	\$ 8,950.00	\$ 8,950.00	\$ 8,950.00	\$ 10,750.00	\$ 10,750.00	\$ 9,845.00	\$ 9,845.00
21	Storm Manholes, 60"	EA 2	\$ 8,950.00	\$ 17,900.00	\$ 8,950.00	\$ 17,900.00	\$ 10,750.00	\$ 21,500.00	\$ 9,845.00	\$ 19,690.00
22	SW-501 Storm Intake	EA 3	\$ 3,750.00	\$ 11,250.00	\$ 3,750.00	\$ 11,250.00	\$ 4,500.00	\$ 13,500.00	\$ 4,125.00	\$ 12,375.00
23	SW-507 Storm Intake	EA 1	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 9,000.00	\$ 9,000.00	\$ 8,250.00	\$ 8,250.00
24	Storm Sewer, 15"	LF 98	\$ 105.00	\$ 10,290.00	\$ 105.00	\$ 10,290.00	\$ 125.00	\$ 12,250.00	\$ 115.50	\$ 11,319.00
25	Storm Sewer, 24", DIP	LF 20	\$ 225.00	\$ 4,500.00	\$ 255.00	\$ 5,100.00	\$ 270.00	\$ 5,400.00	\$ 280.50	\$ 5,610.00
26	Temporary Surfacing	SY 300	\$ 10.00	\$ 3,000.00	\$ 15.00	\$ 4,500.00	\$ 17.50	\$ 5,250.00	\$ 16.50	\$ 4,950.00
27	PCC Sidewalk	SY 511	\$ 65.00	\$ 33,215.00	\$ 79.03	\$ 40,384.33	\$ 55.00	\$ 28,105.00	\$ 96.80	\$ 49,464.80
28	Truncated Domes	SF 178	\$ 55.00	\$ 9,790.00	\$ 65.00	\$ 11,570.00	\$ 52.50	\$ 9,345.00	\$ 55.00	\$ 9,900.00
29	6" PCC Driveway	SY 514	\$ 70.00	\$ 35,980.00	\$ 64.16	\$ 32,978.24	\$ 58.50	\$ 30,069.00	\$ 79.20	\$ 40,708.80
30	7" PCC Pavement	SY 2,842	\$ 60.00	\$ 170,520.00	\$ 76.25	\$ 216,702.50	\$ 68.50	\$ 194,677.00	\$ 64.86	\$ 184,332.12
31	Grading from Cross Sections	CY 160	\$ 40.00	\$ 6,400.00	\$ 40.00	\$ 6,400.00	\$ 15.00	\$ 2,400.00	\$ 44.00	\$ 7,040.00

November 13, 2025

Russ Behrens
City Manager
520 4th Avenue
Grinnell, IA 50112
RBehrens@grinnelliowa.gov

Lisa Beames
Superintendent
Grinnell-Newburg Community School District
1520 Penrose St.
Grinnell, IA 50112
Lisa.beames@grinnell-k12.org

Sent via email only

RE: Sanitary Sewer Service Line

Dear Mr. Behrens and Ms. Beames:

This waiver letter confirms that our Firm has been asked to represent the City of Grinnell and the Grinnell-Newburg Community School District with respect to an agreement related to the construction of a sanitary sewer service line to serve a proposed elementary school facility in northeast Grinnell (the "Agreement").

As you know, our Firm has existing client relationships with the City of Grinnell (the "City") and the Grinnell-Newburg Community School District (the "District"). Given the proposed concurrent representation of the Parties, we cannot undertake a representation where we will advocate or negotiate for one party against the other. However, our ethical rules allow us to undertake representation of both parties to a transaction provided that we can competently and diligently represent each client, and each client provided informed consent in writing to the representation.

We believe that we can competently and diligently represent both the City and the District in the limited role of memorializing the Agreement as determined by the Parties. The City and the District must determine the terms to include in the Agreement (between you) and then provide such terms to us to include in the Agreement. In our limited role as the scrivener, the more details you work out between you and provide to us, the better. In the course of drafting we may identify categories of essential terms you have not addressed, in which case we will suggest that both parties coordinate and let us know what specific terms you mutually agree on for each such category. We may also include stock or customary terms in the draft we provide with no intent of favoring either party over the other. Any such terms may be rejected or modified by either of you and, as with all terms in the Agreement, are subject to mutual agreement between you and can be revised by you. Through the proposed limited joint representation, we can assist you in documenting the Agreement you reach on an amicable and mutually advantageous basis.

In the event there are actual disagreements of substance or content between the Parties, we will decline to advise either party with respect to such issue. Should an issue arise for which the Parties cannot reach agreement on your own, we would need to withdraw from further representation of both Parties with respect to the proposed Agreement. Such withdrawal would not, however, impact our on-going representation of the City or the District on all other matters.

In the course of the joint representation of the Agreement, we will not have communications with one party relevant to the Agreement that are confidential from the other. For matters relevant to this limited joint representation, we have a legal and ethical duty to share with both of you the information we receive and the comments that we give. In other words, your conversations with us with respect to the Agreement are not privileged as between the two of you and could not be claimed as privileged should any dispute arise between you. If you want independent advice concerning the terms of the Agreement, or if you wish to be able to discuss matters in complete privacy, you will need to seek such advice from alternate counsel.

In deciding whether or not to consent to the joint representation, the Parties should consider how our limited representation as described above could or may affect them. For example, clients that are asked to consent to conflicts should consider whether there is any material risk that their attorney will be less diligent on their behalf due to the conflict. Similarly, clients should consider whether there is any material risk that their confidential information or other proprietary matters will be used adversely to them due to the conflict. We do not believe that our obligations of loyalty and confidentiality to any party will impair our ability to represent the Parties in this matter in the limited manner described herein, but of course you may ask us any questions you may have regarding the contents of this letter and/or seek the independent advice of a lawyer outside of our Firm regarding the contents of this letter.

Please respond to this request by either signing and returning this letter or informing us that you decline to approve and consent to this joint representation. We will only be able to represent the Parties in this matter if both Parties are in agreement regarding this limited representation.

Sincerely,

AHLERS & COONEY, P.C.

By 

Kristine Stone

November 13, 2025

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The City Council of the City of Grinnell hereby waives and consents to any actual, potential, or perceived conflict of interest associated with Ahlers & Cooney, P.C.'s representation of the Grinnell-Newburg Community School District and the City of Grinnell regarding the preparation of the Agreement.

Dated this _____ day of _____, 2025.

City Council of the City of Grinnell:

**By: _____
Mayor**

November 13, 2025

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The Board of the Grinnell-Newburg Community School District hereby waives and consents to any actual, potential, or perceived conflict of interest associated with Ahlers & Cooney, P.C.'s representation of the Grinnell-Newburg Community School District and the City of Grinnell regarding the Agreement.

Dated this ____ day of _____, 2025.

Board of the Grinnell-Newburg Community School District:

**By: _____
Board Chair**

4913-6086-0025-1\10542-1000

RESOLUTION NO. 2025-204

A RESOLUTION APPROVING CONTRACT CHANGE ORDER NO. 2 IN THE AMOUNT OF \$12,344.25 FOR A NET INCREASE TO THE CONTRACT WITH WRH, INC. FOR THE WATER TREATMENT PLANT PROJECT.

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

WHEREAS, WRH, Inc. has submitted Contract Change Order No. 2 for a net increase in the contract of \$12,344.25; and

WHEREAS, the Project Engineer has reviewed the change order and recommends approval of Contract Change Order No. 2; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Grinnell, Iowa, in regular session this 17th day of November 2025 that the contract amount has increased by \$12,344.25 in accordance with Contract Change Order No. 2 is hereby approved as executed.

Passed and approved this 17th day of November 2025.

Dan F. Agnew, Mayor

Attest:

Alyssa Devig, City Clerk/Finance Director



Change Authorization Request

**BUILD TODAY FOR
A BETTER TOMORROW**

Water System Improvement 2023 Water Treatment Plant Grinnell, Iowa

Date: October 27, 2025

11

The delays at the beginning of the project, along with ongoing jobsite coordination with the Well 10 project, have caused this scope of work to be delayed from the original schedule provided at the start of the project. Due to recent weather conditions and low temperatures, installation of the air barrier was stopped last week. The approved product, TK-2104, is a water-based system with an installation and curing temperature range of 40°F to 100°F. Total Seal, LLC has provided an alternative product, TK-2105, which is a solvent-based air barrier that can be installed in temperatures ranging from 0°F to 100°F. Once approved, the material will take approximately one week to arrive onsite. Total Seal can be back onsite to resume installation as soon as November 10, 2025. The new product information is attached for review and approval. Please advise

	Quantity	Unit	Unit Rate	Line Total
Subcontractors				
Total Seal, LLC.	1	LS	\$ 4,050.00	\$ 4,050.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			SUBTOTAL	\$ 4,050.00

Labor				
Project Manager	0.0	mhr	\$ 184.36	\$ -
Asistant Project Manager	0.0	mhr	\$ 90.96	\$ -
Safety Professional	0.0	mhr	\$ 94.33	\$ -
Superintendent - ST	2.0	mhr	\$ 104.76	\$ 209.52
Superintendent - OT	0.0	mhr	\$ 157.14	\$ -
Foreman - ST	0.0	mhr	\$ 98.96	\$ -
Foreman - OT	0.0	mhr	\$ 148.44	\$ -
Carpenter - ST	0.0	mhr	\$ 98.96	\$ -
Carpenter - OT	0.0	mhr	\$ 148.45	\$ -
Operator (A) - ST	0.0	mhr	\$ 98.50	\$ -
Operator (A) - OT	0.0	mhr	\$ 147.75	\$ -
Operator (B) - ST	0.0	mhr	\$ 92.48	\$ -
Operator (B) - OT	0.0	mhr	\$ 138.72	\$ -
Laborer - ST	0.0	mhr	\$ 92.78	\$ -
Laborer - OT	0.0	mhr	\$ 139.17	\$ -
ATV Driver - ST	0.0	mhr	\$ 92.48	\$ -
ATV Driver - OT	0.0	mhr	\$ 138.72	\$ -
Truck Driver - ST	0.0	mhr	\$ 92.48	\$ -
Truck Driver - OT	0.0	mhr	\$ 138.72	\$ -
			SUBTOTAL	\$ 209.52

Equipment (without operator)				
General Conditions		day	\$2,224.60	\$0.00
Wendler Winter Conditions		day	\$2,000.00	\$0.00
Skidloader - Tracked/Rubber Tire		Hr	\$55.47	\$0.00
End loader - Rubber Tire		Hr	\$117.88	\$0.00
Telehandler		Hr	\$76.27	\$0.00
Excavator - Mini		Hr	\$62.41	\$0.00



Change Authorization Request

**BUILD TODAY FOR
A BETTER TOMORROW**

Excavator - 34,000 LB	Hr	\$97.08	\$0.00
Excavator - 68,000 LB	Hr	\$194.15	\$0.00
Vacuum Excavator - Trailer	Hr	\$97.08	\$0.00
Vacuum Excavator - Truck	Hr	\$277.37	\$0.00
110 Crawler Crane	Hr	\$343.23	\$0.00
Dozer	Hr	\$124.81	\$0.00
Water Pump	Hr	\$49.00	\$0.00
Compactor	Hr	\$55.47	\$0.00
Ground Heater	Hr	\$13.87	\$0.00
GPS Base/Rover/ Machine Control	Hr	\$76.27	\$0.00
Truck	Hr	\$14.00	\$0.00
Flatbed Truck	Hr	\$69.34	\$0.00
Boom Truck	Hr	\$173.35	\$0.00
Pump Truck	Hr	\$362.56	\$0.00
Dump Truck	Hr	\$80.00	\$0.00
Semi & Trailer	Mi	\$3.47	\$0.00
<i>SUBTOTAL</i>			<i>\$0.00</i>

Material

	\$	-	\$	-
	\$	-	\$	-
	\$	-	\$	-
	\$	-	\$	-
	<i>SUBTOTAL</i>		<i>\$</i>	<i>-</i>

C.A.R. SUBTOTAL \$ ***4,259.52***

Overhead, Subcontractors	5.00%	\$	202.50
Overhead, Self-Performed	15.00%	\$	31.43

\$ 4,493.45

Bond 2.00% \$ 89.87

Total Proposed Change \$ **4,583.32**

TOTAL SEAL, LLC.

P.O. Box 20

PH: 608-482-2391

Darlington, Wis. 53530

10-24-2025

WRH, Inc.

PO Box 256

Amana, Iowa 52203

Project: Grinnell WTP Improvements

Contract: SC-1445-028

Scope: Air barrier options

This change order request is for Total Seal, LLC. installing TK-2105 solvent based air barrier. Installation can be in temperatures From 0 to 100. The approved system TK-2104 is a water-based system, with temperature range of 40 to 100 for installation/cure time.

The estimated square footage is for 5,763 on the north and south elevations.

The estimated TK 2104 cost for this area is \$4,100.00.

The estimated TK 2105 cost for this area is \$8,150.00

This change order will increase the contract by \$4,050.00

Change order amount-Add \$4,050.00

If there are question's please contact me.

Sincerely,

Greg Glendenning

Total Seal, LLC.

Accepted by:

Date:

TK-AIRMAX® 2105

Vapor Permeable Solvent-Borne Air/Weather Barrier

Fluid Applied Air/Weather Barrier | Division 7: Section 072500/072726

Item No. TK-2105

PRODUCT DESCRIPTION

TK-AIRMAX® 2105 VP is a vapor permeable, high performance, solvent borne, silicone (SPE) based liquid membrane air/weather barrier for use on both commercial and residential concrete, masonry, exterior gypsum, plywood and OSB board. TK-AIRMAX® 2105 VP weather barrier creates a seamless, tough film to act as a solid barrier against air leakage (infiltration/exfiltration), resulting in energy savings while also restricting moisture which could lead to structural damage, mold or mildew.

Features:

- Reduces air flow through exterior walls, resulting in energy savings.
- Creates a tough, seamless, elastomeric film with superior water repellency.
- Bridges cracks and moves with the substrate throughout a wide range of temperatures.
- Maintains flexibility throughout multiple weathering cycles - contains no plasticizers and will not become hard or brittle through many years of exposure.
- Forms a waterproofing membrane to deflect wind driven rain, yet is permeable to water vapor to allow unwanted moisture to escape the occupied area and substrate.
- Excellent resistance to dirt, acid, alkali, airborne pollutants, mildew and degradation from freeze/thaw cycles and ultraviolet rays.
- Provides UV resistance for 12 months.

USES:

May be applied to any properly prepared exterior concrete, block, precast panels, plywood, OSB board, CMU and exterior grade gypsum sheathing.

APPLICATION PROCEDURES:

PREPARATION:

Material is ready for use and requires no mixing unless signs of separation are observed. It is unlawful to further reduce with non-exempt solvents. A clean, dry and frost free surface is required. The substrate should be free of bond breakers, sharp protrusions, or other matter that will prevent product adhesion.

New Concrete preparation - New concrete should be allowed to cure until free moving or bleed water has completely dissipated (17% or less moisture content). Concrete block and walls that have been laid or poured late in the year should be allowed to gain sufficient strength for proper adhesion with this product.

Existing Concrete preparation - Existing concrete surfaces must be thoroughly cleaned of bond breakers prior to application. All previous coatings and foreign materials must be removed.

EQUIPMENT:

A typical sprayer is a Graco 733/833 with a tip size of 0.033 to 0.037. Use 100' of 1/2" hose connected to the pump, with an additional 50' of 3/8" hose connected to the 1/2" hose. Roll/brush and/or power roller application will also work. It is required that solvent resistant spray equipment (siphon tube, pump, hoses and transfer pumps) be thoroughly flushed with Xylene prior to and following use, or if pump is to sit idle for more than one hour. Leftover material will gel/cure and result in damage to the equipment.

APPLICATION:

Masonry:

CMU mortar must be tooled at a minimum. Any voids, form tie holes and honeycombed areas should be filled and repaired prior to application of air barrier. Remove loose mortar, smears, dirt and bond breakers that will affect proper adhesion. Remove mortar droppings from form ties, brick anchors and footer.

TECHNICAL DATA

Weight per gallon:	10.79 lbs
% Solids by Weight:	92%-93%
Flash Point:	40°F
Drying Time:	Tack Free Full Cure
	2-12 hours 24-72 hours (dependent on ambient temperatures & humidity)
VOC Content:	< 100 g/l
A.I.M. Category:	Waterproofing Sealers and Treatments Maximum VOC 600 g/l

TESTING DATA

Applicable Standard	Product Performance
ASTM E2178: Air Performance of Building Materials	<0.0014 L/(s•m²) = 0.00028 CFM/ft²
NFPA 285: Fire Propagation Characteristics	Pass
ASTM E96: Vapor Permeability	10.48 Perms
ASTM C1305: Crack Bridging Ability	Pass
ASTM D1970: Seal Sealability	Pass
ASTM D412: Vulcanized Rubber/ Thermoplastic Elastomers	400% 175 psi
ASTM D4541: Adhesion Strength	CMU = 176 psi Gypsum Sheathing = 29 psi (gyp sheathing facing failed before air barrier results could be obtained) Metal Wall Panel = 151 psi
ASTM D3274/D3273: Fungus and Mildew Resistance	Pass
ASTM D624B-91: Resistance to Tearing	35 psi
ASTM C661: Shore A Hardness	30
ASTM C666: Freeze/Thaw Resistance	Pass
AATCC Test Method 127: Water Resistance	Pass
DIN EN 14891, A.6.2: Tensile Adhesion with Tiles	100 psi

Apply TK-AIRMAX® 2105 VP by spray, brush or roller directly to the surface.

Exterior Gypsum Sheathing:

Fasten corners and edges with appropriate screws. Fasteners should be driven straight and flush with the panel surface rather than countersunk. It is recommended that all joints and seams are to be pre- or post-caulked with TK-SUPER SEAL PE™, making sure to knife the caulk and allow to cure before application of TK-AIRMAX 2105 VP. Joints and seams may also be post-taped with TK-CLIMATE FLASH™. All inside and outside corners need to be post-taped with TK-CLIMATE FLASH™ (6"). Allow TK-AIRMAX 2105 VP to cure before applying tape or caulk.

Apply by spray, brush or roller directly to exterior sheathing panels (i.e. exterior drywall, oriented strand board (OSB) plywood and glass faced board).

Penetrations:

Transition and Control Joints - Joints between 1/32" and 1/2" should be pre- or post-caulked with TK-SUPER SEAL PE™ or post-taped with TK-CLIMATE FLASH™. If post-applying TK-AIRMAX 2105 VP over caulking membrane, allow caulk to cure before applying TK-AIRMAX® 2105 VP. Larger Joints - Joints larger than 1/2" should be detailed with TK-CLIMATE FLASH™ prior to application of TK-AIRMAX® 2105 VP.

Windows and Doors:

Apply AIRMAX® 2102 NON-PERMEABLE to all openings where a primary and/or secondary seal will be installed ovetop of the air barrier, or where TK-CLIMATE FLASH and/or TK-SUPER SEAL will be used to detail windows, doors or rough openings. Use only pre-approved sealants or caulks.

Large Openings:

On openings greater than 3/8", apply TK-AIRMAX® 2105 VP to the substrate, allow to fully cure, then cover with TK-CLIMATE FLASH™. On expansion joints, apply TK-AIRMAX® 2105 VP directly to the substrate, allow to cure, then apply TK-CLIMATE FLASH™ ovetop the cured membrane.

Thru-Wall Flashings:

Wherever installing a thru-wall flashing over cured TK-AIRMAX 2105 VP, it must be mechanically fastened with the top edge caulked and knifed using TK-SUPER SEAL™.

Roofing:

Apply TK-AIRMAX® 2102 NON-PERMEABLE where water base roof adhesives will be used to secure roofing membranes.

COVERAGE:

Note that the coverage rate is inversely affected by the texture and porosity of the substrate, therefore substrates that are very porous will result in lower coverage rates (less square foot per gallon coverage). One coat of TK-AIRMAX® 2105 VP is sufficient when applied at 64-89 square feet per gallon, or 18-25 wet mil film (16-22 DFT). Any area that is thin may be recoated up to one month after initial application..

CLEAN UP:

Use TK-00 XYLENE to clean tools and equipment. Pump solvent through the spray equipment to remove material residue which can cure and clog the hose and pump assembly. Once the material cures, it is inert to clean-up solvents. It is required that solvent resistant spray equipment (siphon tube, pump, hoses and transfer pumps) be thoroughly flushed with Xylene

prior to, following use, or if pump is to sit idle for more than one hour. Leftover material will gel/cure and result in damage to the equipment.

LIMITATIONS:

- SAFETY PRECAUTIONS: A fitted organic/carbon filter respirator, and appropriate eye protection, must be worn at all times during application of this product.
- Ambient and substrate temperatures should be above 0°F at the time of application.
- This product will not freeze, however it should be warmed and temperature maintained at 55°F or warmer before use. Product will flow/spray better at higher temperatures.
- Minimize exposure of the pump to cold weather and keep the hose wrapped until use. Do not pull excess hose from the reel.
- Do not apply if precipitation is expected within the cure time of the coating.
- Cure times are extended by low temperatures and/or low humidity. In ideal conditions (70°F/50% relative humidity), cure time is less than 24 hours.
- Do not apply to wet, damp or frosty substrates.
- Silicone rubber sealants and caulks should not be applied over this product without testing beforehand.
- This product should be fully cured before rigid insulation is installed over the membrane.
- This product cures through a reaction with atmospheric moisture. It is advised to use the entire contents of the container upon use as exposure of unused contents to the atmosphere can result in viscosity increases or gellation.

FIRST AID:

- Consult this product's safety data sheet for additional health and safety information. Safety Data Sheets are available through TK distributors, the TK office and the TK website.

AVAILABILITY:

TK-AIRMAX® 2105 VP is available through TK Distributors. Contact TK Products for the nearest distributor.

Available in Dark Gray color.

Packaged in 55-gallon drums and 5-gallon pails.

AIRMAX® SYSTEM DETAIL ACCESSORY PRODUCTS

The following tapes and caulks have been developed as accessory products for the AIRMAX® System

- CLIMATE FLASH™ Flashing Tape
- SUPER SEAL PE™ Polyether Joint Sealant
- SS Flashing™ Stainless Steel Flashing
- TWF-18™ Stainless Steel Thru Wall Flashing

Please visit the TK Products website for more information, or to access technical data sheets for these products.

11/17 Last Rev. 01/24

CONDITIONS OF SALE/ LIMITED WARRANTY

TK Products, division of the Sierra Corporation, warrants that its products conform to the label descriptions, are free from manufacturing defects, and are fit for the ordinary purposes for which such goods are used. Inasmuch as the use of TK Products' product by others and other factors affecting product performance are beyond TK Products' control, TK Products does not guarantee the results to be obtained. There are no warranties except as stated herein, either express or implied, including implied warranties of merchantability or fitness for a particular purpose. SHOULD ANY TK PRODUCTS' PRODUCT FAIL TO GIVE SATISFACTORY RESULTS, TK PRODUCTS WILL REPLACE THE PRODUCT, OR AT ITS OPTION, REFUND THE PURCHASE PRICE. THIS IS THE SOLE AND EXCLUSIVE REMEDY FOR ANY FAILURE OF TK PRODUCTS' PRODUCTS TO PERFORM AS WARRANTED AND SHALL ALSO CONSTITUTE LIQUIDATED DAMAGES IN CASE OF LOSS. UNDER NO CIRCUMSTANCES SHALL THE BUYER BE ENTITLED TO ANY OTHER REMEDY OR DAMAGES. REMEDIES FOR INCIDENTAL AND CONSEQUENTIAL DAMAGES ARE SPECIFICALLY EXCLUDED. TK Products does not authorize any person to assume for it any other liability in connection with the sale or use of its products unless specifically authorized by TK Products in writing.

TK DISCLAIMER:

Every effort has been made to ensure the accuracy of the above information and to avoid infringement of any patent or copyright. The information is based on field tests by government and private agencies, as well as lab tests, and on technical data from raw material manufacturers. The person(s) specifying or requesting the use of these products is responsible for assuring their suitability for a specific use, as well as the proper application of the products. Where there is any question as to the suitability of a particular product, a small test patch is recommended. See also CONDITIONS OF SALE/ LIMITED WARRANTY (Section 7) above.



TK Products Construction Coatings

11400 West 47th Street Minnetonka, MN 55343

800-441-2129 toll free | 952-938-8084 fax | www.tkproducts.com



Change Authorization Request

**BUILD TODAY FOR
A BETTER TOMORROW**

Project: Water System Improvement 2023 Water Treatment Plant Grinnell, Iowa

CAR No.: 12 Rev 1

DATE: November 11, 2025

Job No.: 2402-001445

Reference: _____

Contract No.: FS-79-24-DWSRF-0006

A Change in the scope of work is indicated below and Owner's prompt approval or rejection of this authorization is requested so that the material may be purchased and to prevent any delay in field operations.

Reason for Change:

- Design Request
- Owner Request
- Other
- Field Condition
- Suggested by Contractor

1) Description of Change:

Due to the need for serviceability and potential future maintenance of the garage doors, we propose returning the brick to the face of the CMU block. A matching piece of brake metal or steel would be installed at the CMU jamb. This approach allows the door to remain serviceable without the need to remove brick masonry if the door is ever damaged. A foam expansion strip would also be installed between the CMU and brick. Please advise

2) It is requested that the completion date be:

extended / reduced by _____ calendar days

3) Basis of Payment:

a) Firm price for performing this change along with attached supporting details is increased by / decreased by \$ 7,760.93

b) Unit Price _____

c) Change to be performed per unit prices in Contract \$ -

d) The time required to prepare and agree upon a detailed estimate prior to proceeding with the change would unduly delay job progress. The following is an approximate estimate to assist Owner in determining whether or not change should be made. If notified to proceed, a detailed estimate in the form agreed upon, with supporting details, will be submitted after receipt of said notice.

Approximate Estimate is: \$ _____ -

FOR OWNER'S USE

CHANGE WILL NOT BE MADE

PROCEED ON THE FOLLOWING BASIS:

- Firm Price
- Estimate of Price
- Unit Price in Contract
- Time and Material
- Change in Completion Date
- No Change

Comments:

WENDLER **Submitted** 11/14/2025
Date

Signature: Colton Singbeil
By: Colton Singbeil
Title: Project Manager

Approved _____
Date

Signature: _____
By: _____
Title: _____



Change Authorization Request

**BUILD TODAY FOR
A BETTER TOMORROW**

Water System Improvement 2023 Water Treatment Plant Grinnell, Iowa

Date: **November 11, 2025**

12 Rev 1

Due to the need for serviceability and potential future maintenance of the garage doors, we propose returning the brick to the face of the CMU block. A matching piece of brake metal or steel would be installed at the CMU jamb. This approach allows the door to remain serviceable without the need to remove brick masonry if the door is ever damaged. A foam expansion strip would also be installed between the CMU and brick. Please advise

	Quantity	Unit	Unit Rate	Line Total
Subcontractors				
SMI - deduct for exterior brick around corners	1	LS	\$ (1,850.00)	\$ (1,850.00)
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			SUBTOTAL	\$ (1,850.00)

Labor				
Project Manager	0.0	mhr	\$ 184.36	\$ -
Asistant Project Manager	0.0	mhr	\$ 90.96	\$ -
Safety Professional	0.0	mhr	\$ 94.33	\$ -
Superintendent - ST	0.0	mhr	\$ 104.76	\$ -
Superintendent - OT	0.0	mhr	\$ 157.14	\$ -
Foreman - ST	0.0	mhr	\$ 98.96	\$ -
Foreman - OT	0.0	mhr	\$ 148.44	\$ -
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Carpenter - OT	0.0	mhr	\$ 148.45	\$ -
Operator (A) - ST	0.0	mhr	\$ 98.50	\$ -
Operator (A) - OT	0.0	mhr	\$ 147.75	\$ -
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Operator (B) - OT	0.0	mhr	\$ 138.72	\$ -
Laborer - ST	0.0	mhr	\$ 92.78	\$ -
Laborer - OT	0.0	mhr	\$ 139.17	\$ -
ATV Driver - ST	0.0	mhr	\$ 92.48	\$ -
ATV Driver - OT	0.0	mhr	\$ 138.72	\$ -
Truck Driver - ST	0.0	mhr	\$ 92.48	\$ -
Truck Driver - OT	0.0	mhr	\$ 138.72	\$ -
			SUBTOTAL	\$ -

Equipment (without operator)				
General Conditions		day	\$2,224.60	\$0.00
Wendler Winter Conditions		day	\$2,000.00	\$0.00
Skidloader - Tracked/Rubber Tire		Hr	\$55.47	\$0.00
End loader - Rubber Tire		Hr	\$117.88	\$0.00
Telehandler		Hr	\$76.27	\$0.00
Excavator - Mini		Hr	\$62.41	\$0.00



Change Authorization Request

**BUILD TODAY FOR
A BETTER TOMORROW**

Excavator - 34,000 LB	Hr	\$97.08	\$0.00
Excavator - 68,000 LB	Hr	\$194.15	\$0.00
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Boom Truck	Hr	\$173.35	\$0.00
Pump Truck	Hr	\$362.56	\$0.00
Dump Truck	Hr	\$80.00	\$0.00
Semi & Trailer	Mi	\$3.47	\$0.00
<i>SUBTOTAL</i>			\$0.00

Material

Bent angles - painted Iron ore black	1	LS	\$ 8,640.00	\$	8,640.00
5" flat stock - painted Iron ore black	1	LS	\$ (1,200.00)	\$	(1,200.00)
Tap con screws - 5 boxes	1	LS	\$ 250.00	\$	250.00
Green Treated Lumber (2 by 4 & plywood)	1	LS	\$ 285.00	\$	285.00
Exterior grade Screws - 5 box	1	LS	\$ 250.00	\$	250.00
<i>SUBTOTAL</i>				\$	8,225.00

C.A.R. SUBTOTAL \$ **6,375.00**

Overhead, Subcontractors	5.00%	\$	-
Overhead, Self-Performed	15.00%	\$	1,233.75

\$ 7,608.75

Bond 2.00% \$ 152.18

Total Proposed Change \$ **7,760.93**



Change Order Request

SEEDORFF MASONRY, INC.
 12345 UNIVERSITY AVE STE 100
 CLIVE IA 50325-8284
 Phone: (515)289-2036
 Fax: (515)289-2034

To: WRH INC
 PO BOX 256
 AMANA, IA 52203

Date: 10/29/2025
SMI Job #: 24061-
Name: GRINNELL WTP IMPROVEMENTS
 703 BROAD ST
 GRINNELL, IA 50112

Change Order Request # : 2 **Description:** Eliminate brick returns at OH doors

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

Details: Eliminate brick returns at OH doors so the OH door rails remain serviceable without demo of masonry if they become damaged.

We Propose hereby to furnish labor and material - complete in accordance with the above specifications, for a DEDUCT of \$(1,850.00)

Please note that Seedorff Masonry, Inc. will require - Will Be Determined - extra days to complete this work.

Price Breakdown

Description	Quantity	UM	Unit Cost	Amount
Deduct Brick Returns at OH doors	-1.0	LS	\$ 1,850.00	\$-1,850.00
				\$-1,850.00
			Total:	\$-1,850.00

Submitted by: Matt Banse
 Matt Banse
 SEEDORFF MASONRY, INC.

Note: This proposal is only valid for 30 Days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. Agreement herewith shall be evidenced by the Customer's signature hereon or by permitting Seedorff Masonry, Inc. to commence this work.

Firm: _____
 Signature: _____
 Date of Acceptance: _____

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



All State Steel LLC

280 50th Avenue SW • Cedar Rapids, IA 52404

Phone (319)373-0291 • Fax (319)373-8451

November 7, 2025

Colton Singbeil
Wendler
South Amana, IA

All State Steel offers to fabricate the following for the Grinnell WTP Project located in Grinnell, IA per list provided by Colton Singbeil

Lump sum of \$8190.00 (no sales tax included)

Includes: (14) –bent angles 11” x 4” x 3/16” with 5/8” holes 9” on center in the 11” leg, (6 @ 12’-4” and 8 @ 10’-4”) painted iron ore black, no delivery, WRH to pick up at my shop.

Voluntary add – Lump sum of \$450.00 (no sales tax included) to deliver the 14 bent angles to Grinnell, IA.

Excludes:

Steel framing and supports for applications where framing and supports are not.

Specified in other sections.

Miscellaneous steel trim

Loose bearing and leveling plates for applications where they are not specified in other sections.

Trench drains

No finish paints.

Toilet partition support

Fencing/Signage

Steel relating to or for case work.

Cold formed metal framing and or trusses

All other labor and materials not mentioned in the above inclusions.

Grouting labor and materials

Retain age.

Special permits

Labor and materials for items on the MEP drawings
Testing and inspection costs
Design and/or engineering services or engineers stamp on drawings.
Tolerances more stringent than AISC Code of Standard Practice, 9th Edition
Temporary bracing or shoring
Fasteners for other trades
Any materials indicated on Mechanical and Electrical drawings.
Material escalation of raw materials after bid date.
Non-Ferrous metals
Roof hatch(s)
Gauged materials and/or materials not sized on provided drawings.
Special insurances, liquidated damages, delay damages without a specific delivery date, or bonds.

Terms and Conditions

Delivery to be determined at time of award.
Our price is good for 10 Days from date of quote.
Payment terms- Net 10 days. Overdue invoices subject to
Finance charges at 1½ % per month (A.P.R.-18%) and all
Collection costs, including attorney’s fees.”

Thank you for the opportunity to quote this project:

Troy Caspers

Project Estimator
All State Steel
319-373-0291 Phone
319-533-3718 Cell
319-373-8451 Fax
tcaspers@allstatesteel.net

Accepted By: _____

Date: _____

Contractor: _____

