



## **City Council Meeting**

**Monday, December 19, 2022 at 5:15 pm**

### **LOCATION OF MEETING:**

City Hall Council Chambers, 627 N. Adams Street, Carroll, Iowa 51401

### **NOTICE**

In addition to attending the meeting in person, the public can watch the meeting live from the City's Cable Access Channel CAAT6 available on Western Iowa Network and Mediacom or on the City's YouTube channel by going to:

<https://www.youtube.com/CityofCarrollIowa> If you choose to watch live on YouTube you are encouraged to subscribe to the City's YouTube channel so you can access the meeting live when it starts. CAAT6 and YouTube meeting feeds are a view only option and you will not be able to participate in the meeting via CAAT6 or YouTube.

The City of Carroll will make the meeting available telephonically via zoom for those individuals who wish to attend remotely. Individuals wishing to attend remotely need to contact the City at 712-792-1000 by 3:00 PM the day of the meeting to make arrangements.

### **AGENDA**

**1. Pledge of Allegiance**

**2. Roll Call**

**3. Consent Agenda**

**a. Approval of Minutes of the December 12 Meeting**

**b. Approval of Bills and Claims**

**c. Licenses and Permits:**

- None

**d. Appointments to Committees, Commissions and Boards**

Appointment by Mayor with Council Approval

Julie Perkins - Library Board of Trustees (6-year term to expire 12-31-28)

Vicki Gach - Historical Preservation Commission (3-year term to expire 12-31-25)

Appointment by Council

Aaron Juergens - Board of Adjustment (5-year term to expire 12-31-27)

Daniel Sturm - Planning and Zoning Commission (5-year term to expire 12-31-27)

Norman Hutcheson - Airport Commission (6-year term to expire 12-31-28)

**e. Merchants Park Lease - Carroll High School and Kuemper Catholic School System**

**4. Oral Requests and Communications from the Audience**

Members of the public wishing to address the Council for items not on the agenda are asked to approach the podium and wait to be recognized. After recognition, the person shall state their name and address for the record. Statement or questions are limited to five (5) minutes.

**5. Ordinances**

- None

**6. Resolutions**

- None

**7. Reports**

**a. Carroll Recreation Center Improvements Project - 2021 - Change Order No. 3**

Also see item VI.C - [March 8, 2021](#) - Contract for Services Agreement - Carroll Recreation Center Building Improvements Project - 2021

Also see item VII.D - [June 14, 2021](#) - Carroll Recreation Center Building Improvements Project Project - 2021

Also see item 7.a - [December 20, 2021](#) - Carroll Recreation Center Building Improvements Project Project - 2021

Also see item 7.c - [February 14, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 202

Also see item 6.a - [February 28, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 2021

Also see item 6.a - [March 14, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 2021

Also see item 6.e - [May 23, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 2021

Also see item 3.e - [August 22, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 2021 - Construction Materials Testing Proposal

Also see item 8.d - [October 10, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 2021 - Change Order No. 1

Also see item 8.b - [October 24, 2022](#) - Carroll Recreation Center Building Improvements Project Project - 2021 - Change Order No. 2

**b. Graham Park Bandshell and Bridges**

Also see item XIV - [August 23, 2021](#) - Graham Park Pedestrian Bridges - Condition

**c. Report of Bid Opening - UTV - Cemetery**

**8. Committee Reports (Informational Only)**

**9. Comments from the Mayor**

**a. 2023 Mayor Pro-Tem**

**10. Comments from the City Council**

**11. Comments from the Interim City Manager**

**12. Closed Session Pursuant Iowa Code 20.17(3) - Union Negotiations**

**13. Review the applications and select finalists for the Carroll City Manager position according to Iowa Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session**

**14. Adjourn**

January Meetings:

- \* Board of Adjustment - January 3, 2023 - City Hall - 627 N Adams St
- \* City Council - January 9, 2023 - City Hall - 627 N Adams St
- \* Airport Commission - January 9, 2023 - Airport Terminal Building - 21177 Quail Ave
- \* Planning and Zoning Commission - January 11, 2023 - City Hall - 627 N Adams St
- \* Library Board of Trustees - January 16, 2023 - Carroll Public Library - 118 E 5th St
- \* City Council Budget Workshop - January 16, 2023 - City Hall - 627 N Adams St
- \* City Council Budget Workshop - January 18, 2023 - City Hall - 627 N Adams St
- \* City Council - January 23, 2023 - City Hall - 627 N Adams St
- \* City Council Budget Workshop - January 25, 2023 - City Hall - 627 N Adams St
- \* City Council Budget Workshop - January 30, 2023 - City Hall - 627 N Adams St

**[www.cityofcarroll.com](http://www.cityofcarroll.com)**

*The City of Carroll will make every attempt to accommodate the needs of persons with disabilities, please notify us at least three business days in advance when possible at 712-792-1000, should special accommodations be required.*

COUNCIL MEETING

DECEMBER 12, 2022

(Please note these are draft minutes and may be amended by Council before final approval.)

The Carroll City Council met in regular session on this date at 5:15 p.m. in the Council Chambers, City Hall, 627 N Adams Street. Council Members present: Kyle Bauer, Misty Boes, Tom Bordenaro, LaVern Dirkx, JJ Schreck, and Carolyn Siemann. Absent: None. Mayor Mark Beardmore presided and City Attorney Dave Bruner was in attendance.

\* \* \* \* \*

The Pledge of Allegiance was led by the City Council. No Council action taken.

\* \* \* \* \*

It was moved by Schreck, seconded by Bordenaro, to approve the following items on the consent agenda: a) minutes of the November 28, 2022 Council meeting, as written; b) bills and claims in the amount of \$855,826.12; c) Licenses and permits: Renewal of Class “C” Retail Alcohol License – *Kerps Bar & Grill* and Renewal of Class “E” Liquor License with Class “B” Native Wine Permit and Class “C” Beer Permit – *Sparky’s One Stop – Carroll*; and d) Certificate of Substantial Completion for the Graham Park Drainage Ditch #77 Improvements. On roll call, all present voted aye. Absent: None. Motion carried.

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There were no oral requests or communications from the audience.

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It was moved by Siemann, seconded by Bordenaro, to reject the bid for the WWTP VLR Replacement Air Piping Project. On roll call, all present voted aye. Absent: None. Motion carried.

\* \* \* \* \*

It was moved by Siemann, seconded by Schreck, to approve Resolution No. 22-113, Accepting the Quotation in the amount of \$13,070.00 from Layne Christensen Company for Well No. 19 additional rehabilitation. Absent: None. Motion carried.

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It was moved by Dirkx, seconded by Bauer, to approve Resolution No. 22-114, Golf Course Clubhouse Manager Lease and Management Agreement. On roll call, all present voted aye. Absent: None. Motion carried.

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Council discussed alternatives for the Golf Course Pump House Project. Ethan Joy and Noah Dryden, JEO Consulting Group representatives, addressed Council on this issue. No Council action taken.

\* \* \* \* \*

Jim Host, Confluence representative, presented the Downtown Streetscape Phase 11 Concept Plan to Council.

It was moved by Bordenaro, seconded by Bauer, to stop any additional work on the Downtown Streetscape Phase 11 Project. On roll call: Ayes: Bauer, Bordenaro, and Schreck; Nays: Boes, Dirkx, and Siemann. Mayor Beardmore voted aye to break the tie. Absent: None. Motion carried.

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It was moved by Bordenaro, seconded by Schreck, to receive the Compensation and Classification Study – December 2022 as prepared by GovHR. On roll call, all present voted aye. Absent: None. Motion carried.

\* \* \* \* \*

Council Member Dirkx presented information from the following meetings/conferences he attended: state housing conference, Washington D.C. trip and Iowa League of Cities Annual Conference. No Council action taken.

\* \* \* \* \*

It was moved by Bordenaro, seconded by Bauer, to go into closed session at 7:08 p.m. to review the applications and select semi-finalists for the Carroll City Manager position pursuant to Iowa Code 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. On roll call, all present voted aye. Absent: None. Motion carried.

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It was moved by Bordenaro, seconded by Schreck, to go back into open session at 8:07 p.m. On roll call, all present voted aye. Absent: None. Motion carried.

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It was moved by Bordenaro, seconded by Schreck, to adjourn at 8:07 p.m. On roll call, all present voted aye. Absent: None. Motion carried.

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Mark E. Beardmore, Mayor

ATTEST:

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Laura A. Schaefer, City Clerk

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	: 12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022
PARTIALLY ITEMS DATES	: 12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022
UNPAID ITEMS DATES	:		12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE----	
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01-003940	A T & T MOBILITY	AIR CARDS AND CELL PHONES	826.18	826.18-	125897	12/15/22	0.00	
		** TOTALS **	826.18	826.18-			0.00	
01-001621	ACE HARDWARE	SUPPLIES	31.97	31.97-	125890	12/15/22	0.00	
		** TOTALS **	31.97	31.97-			0.00	
01-002178	ALEX KLEVER	UNIFORM BELT	14.98	14.98-	125892	12/15/22	0.00	
		** TOTALS **	14.98	14.98-			0.00	
01-029040	ANTHONY A. VONNAHME	CLEANER	715.80	0.00	000000	0/00/00	715.80	
		** TOTALS **	715.80	0.00			715.80	
01-002370	ARNOLD MOTOR SUPPLY	BATTERY RETURNED	188.99-	0.00	000000	0/00/00	188.99-	
01-002370	ARNOLD MOTOR SUPPLY	SUPPLIES	143.98	0.00	000000	0/00/00	143.98	
01-002370	ARNOLD MOTOR SUPPLY	OIL CHANGE - PICKUP	85.61	0.00	000000	0/00/00	85.61	
01-002370	ARNOLD MOTOR SUPPLY	GMC OIL FILTER	11.09	0.00	000000	0/00/00	11.09	
01-002370	ARNOLD MOTOR SUPPLY	BATTERY	188.99	0.00	000000	0/00/00	188.99	
		** TOTALS **	240.68	0.00			240.68	
01-003515	BOMGAARS	SUPPLIES RETURNED	26.00-	0.00	000000	0/00/00	26.00-	
01-003515	BOMGAARS	AIR FILTERS	13.98	0.00	000000	0/00/00	13.98	
01-003515	BOMGAARS	RODENT CONTROL	28.46	28.46-	125896	12/15/22	0.00	
01-003515	BOMGAARS	PROPANE	5.69	0.00	000000	0/00/00	5.69	
01-003515	BOMGAARS	SUPPLIES	8.49	0.00	000000	0/00/00	8.49	
01-003515	BOMGAARS	SUPPLIES	123.98	0.00	000000	0/00/00	123.98	
01-003515	BOMGAARS	DOOR SEAL TAPE	13.97	0.00	000000	0/00/00	13.97	
01-003515	BOMGAARS	SUPPLIES	28.36	0.00	000000	0/00/00	28.36	
		** TOTALS **	196.93	28.46-			168.47	
01-003670	BRIGGS INC OF OMAHA	REPAIR PARTS	21.28	0.00	000000	0/00/00	21.28	
		** TOTALS **	21.28	0.00			21.28	
01-003693	BRUNER & BRUNER	ATTORNEY FEES	1,012.50	0.00	000000	0/00/00	1,012.50	
01-003693	BRUNER & BRUNER	POLICE/MAGISTRATE	553.50	0.00	000000	0/00/00	553.50	
01-003693	BRUNER & BRUNER	PLANNING AND ZONING	202.50	0.00	000000	0/00/00	202.50	
		** TOTALS **	1,768.50	0.00			1,768.50	
01-003140	CANINE TACTICAL	K9 CERTIFICATION	800.00	0.00	000000	0/00/00	800.00	
		** TOTALS **	800.00	0.00			800.00	
01-004138	CAPITAL SANITARY SUPPLY	AUTO SCRUBBER WHEEL	143.61	0.00	000000	0/00/00	143.61	
01-004138	CAPITAL SANITARY SUPPLY	AUTO SCRUBBER REPAIR PARTS	541.96	0.00	000000	0/00/00	541.96	
01-004138	CAPITAL SANITARY SUPPLY	AUTO SCRUBBER SWITCH	119.12	0.00	000000	0/00/00	119.12	
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	148.02	0.00	000000	0/00/00	148.02	

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UNPAID ITEMS DATES	:		12/09/2022	THRU	12/15/2022	12/09/2022	THRU	12/15/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE---
01-004138	CAPITAL SANITARY SUPPLY	CLEANING SUPPLIES	117.13	0.00	000000	0/00/00		117.13
01-004138	CAPITAL SANITARY SUPPLY	SUPPLIES	60.20	0.00	000000	0/00/00		60.20
		** TOTALS **	1,130.04	0.00				1,130.04
01-025028	CAROL SCHOEPPNER	SECRETARY CONTRACT	350.00	350.00-	125908	12/15/22		0.00
		** TOTALS **	350.00	350.00-				0.00
01-000747	CARROLL AUTO SUPPLY	OIL DRY PADS	63.46	0.00	000000	0/00/00		63.46
		** TOTALS **	63.46	0.00				63.46
01-004132	CARROLL AVIATION INC.	CONTRACT	6,940.00	6,940.00-	125898	12/15/22		0.00
		** TOTALS **	6,940.00	6,940.00-				0.00
01-002977	CARROLL REFUSE SERVICE	NOVEMBER GARBAGE	65.55	65.55-	125894	12/15/22		0.00
		** TOTALS **	65.55	65.55-				0.00
01-003959	CHASE PAYMENTECH MERCHANT	NOV CC PROCESSING FEES	882.66	882.66-	000000	12/15/22		0.00
		** TOTALS **	882.66	882.66-				0.00
01-004835	COMMERCIAL SAVINGS BANK	FEDERAL WITHHOLDINGS	13,482.06	13,482.06-	001432	12/15/22		0.00
01-004835	COMMERCIAL SAVINGS BANK	FICA WITHHOLDING	15,626.44	15,626.44-	001432	12/15/22		0.00
01-004835	COMMERCIAL SAVINGS BANK	MEDICARE WITHHOLDING	4,886.10	4,886.10-	001432	12/15/22		0.00
		** TOTALS **	33,994.60	33,994.60-				0.00
01-004836	COMMUNITY OIL CO. INC.	RED FUEL	1,349.00	1,349.00-	125899	12/15/22		0.00
		** TOTALS **	1,349.00	1,349.00-				0.00
01-001539	CONFLUENCE	STREETSCAPE PHASE 11	6,103.75	0.00	000000	0/00/00		6,103.75
		** TOTALS **	6,103.75	0.00				6,103.75
01-003214	CORE-MARK MIDCONTINENT IN	SUPPLIES	910.36	0.00	000000	0/00/00		910.36
		** TOTALS **	910.36	0.00				910.36
01-005645	DEPARTMENT OF PUBLIC SAFE	JUL-SEP IOWA SYSTEM	606.00	0.00	000000	0/00/00		606.00
		** TOTALS **	606.00	0.00				606.00
01-006275	DREES OIL CO. INC.	PROPANE	216.60	216.60-	125900	12/15/22		0.00
		** TOTALS **	216.60	216.60-				0.00
01-006810	ECOWATER SYSTEMS	COOLER RENT/WATER	142.13	142.13-	125901	12/15/22		0.00
		** TOTALS **	142.13	142.13-				0.00
01-003723	EDDY'S LIMBS	ASH TREE REMOVAL	14,000.00	0.00	000000	0/00/00		14,000.00
		** TOTALS **	14,000.00	0.00				14,000.00

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VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE---
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01-007253	ELECTRIC MOTOR SERVICE LL	DRILL REPAIRS	34.55	0.00	000000	0/00/00		34.55
		** TOTALS **	34.55	0.00				34.55
01-008027	FAREWAY STORES	PROGRAM SUPPLIES	11.34	0.00	000000	0/00/00		11.34
		** TOTALS **	11.34	0.00				11.34
01-008050	FASTENAL COMPANY	EAR PLUGS	31.28	0.00	000000	0/00/00		31.28
		** TOTALS **	31.28	0.00				31.28
01-006860	FELD FIRE EQUIPMENT CO.	EXTINGUISHER INSPECTIONS	150.26	150.26-	125902	12/15/22		0.00
		** TOTALS **	150.26	150.26-				0.00
01-000633	FILTER CARE	FILTER CLEANING	68.90	0.00	000000	0/00/00		68.90
		** TOTALS **	68.90	0.00				68.90
01-000013	FIRE/POLICE RETIREMENT SY	MFPRSI CONTRIBUTIONS	13,447.35	13,447.35-	001433	12/15/22		0.00
		** TOTALS **	13,447.35	13,447.35-				0.00
01-002806	FOUNDATION ANALYTICAL LAB	LAB TESTING	1,042.00	0.00	000000	0/00/00		1,042.00
		** TOTALS **	1,042.00	0.00				1,042.00
01-002478	FUN EXPRESS	BREAKFAST WITH SANTA	347.51	0.00	000000	0/00/00		347.51
01-002478	FUN EXPRESS	PROGRAM EXPENSE	121.75	0.00	000000	0/00/00		121.75
		** TOTALS **	469.26	0.00				469.26
01-009315	GALLS INC.	UNIFORM SHIRTS - KULT	170.19	0.00	000000	0/00/00		170.19
01-009315	GALLS INC.	TRAINING GUN	45.76	0.00	000000	0/00/00		45.76
		** TOTALS **	215.95	0.00				215.95
01-002567	GEHLPRO WELDING	MERCHANTS - GATE REPAIRS	92.34	0.00	000000	0/00/00		92.34
		** TOTALS **	92.34	0.00				92.34
01-009535	GENERAL RENTAL	SUPPLIES	47.70	0.00	000000	0/00/00		47.70
		** TOTALS **	47.70	0.00				47.70
01-001992	GOLF SERVICES LLC	2022 CLUB HOUSE MGR FINAL	364.83	0.00	000000	0/00/00		364.83
		** TOTALS **	364.83	0.00				364.83
01-003928	GOVHR USA LLC	CLASS & COMP STUDY - FINAL	5,340.00	0.00	000000	0/00/00		5,340.00
		** TOTALS **	5,340.00	0.00				5,340.00
01-010156	GRAPHIC EDGE LLC	JINGLE BELL RUN T-SHIRTS	494.44	0.00	000000	0/00/00		494.44
		** TOTALS **	494.44	0.00				494.44

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UNPAID ITEMS DATES	:		12/09/2022	THRU	12/15/2022	12/09/2022	THRU	12/15/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----	BALANCE---
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01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	965.33	0.00	000000	0/00/00		965.33
01-010605	HACH CHEMICAL COMPANY	LAB SUPPLIES	124.30	0.00	000000	0/00/00		124.30
		** TOTALS **	1,089.63	0.00				1,089.63
01-010615	HALEY IMPLEMENT CO.	SKID LOADER FILTERS	76.00	0.00	000000	0/00/00		76.00
		** TOTALS **	76.00	0.00				76.00
01-012635	IOWA DEPARTMENT OF TRANSP	BRINE	1,525.00	0.00	000000	0/00/00		1,525.00
		** TOTALS **	1,525.00	0.00				1,525.00
01-012625	IOWA DEPT OF NATURAL RESO	NPDES AMENDMENT FEE	85.00	0.00	000000	0/00/00		85.00
01-012625	IOWA DEPT OF NATURAL RESO	2 UNDERGROUND TANK MGMT FEES	130.00	130.00-	125904	12/15/22		0.00
		** TOTALS **	215.00	130.00-				85.00
01-012679	IOWA PUBLIC AIRPORTS	MEMBERSHIP RENEWAL	175.00	175.00-	125905	12/15/22		0.00
		** TOTALS **	175.00	175.00-				0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	18,917.00	18,917.00-	001434	12/15/22		0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	29.74	29.74-	001434	12/15/22		0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	443.85	443.85-	001434	12/15/22		0.00
01-012706	IPERS	IPERS CONTRIBUTIONS	31.46	31.46-	001434	12/15/22		0.00
		** TOTALS **	19,422.05	19,422.05-				0.00
01-025020	JOHN DEERE FINANCIAL	REPAIR PARTS	47.94	47.94-	125907	12/15/22		0.00
01-025020	JOHN DEERE FINANCIAL	TIRE AND WHEEL ASSEMBLY	393.80	393.80-	125907	12/15/22		0.00
01-025020	JOHN DEERE FINANCIAL	MOWER REPAIRS	212.81	212.81-	125907	12/15/22		0.00
01-025020	JOHN DEERE FINANCIAL	REPAIR PARTS	232.96	232.96-	125907	12/15/22		0.00
01-025020	JOHN DEERE FINANCIAL	OIL FILTER	58.29	58.29-	125907	12/15/22		0.00
		** TOTALS **	945.80	945.80-				0.00
01-003965	JW READY MIX & CONSTRUCTI	ICE CONTROL SAND	2,367.12	0.00	000000	0/00/00		2,367.12
01-003965	JW READY MIX & CONSTRUCTI	ICE CONTROL SAND	765.54	0.00	000000	0/00/00		765.54
		** TOTALS **	3,132.66	0.00				3,132.66
01-000561	KURT MOSMAN	STEEL TOED WORK BOOTS	188.27	188.27-	125889	12/15/22		0.00
		** TOTALS **	188.27	188.27-				0.00
01-002993	MC CLURE ENGINEERING CO.	ENG. LED LIGHTING PROJECT	8,146.60	8,146.60-	125895	12/15/22		0.00
		** TOTALS **	8,146.60	8,146.60-				0.00
01-003966	MICROBAC LABORATORIES INC	MONTHLY BAC-T/FLUORIDE	84.25	0.00	000000	0/00/00		84.25
		** TOTALS **	84.25	0.00				84.25

=====PAYMENT DATES=====			=====ITEM DATES=====			=====POSTING DATES=====		
PAID ITEMS DATES	: 12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022
PARTIALLY ITEMS DATES	: 12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022
UNPAID ITEMS DATES	:		12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022	12/09/2022	THRU 12/15/2022
VENDOR	---- VENDOR NAME -----	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	----BALANCE----	
-----								
01-003960	MIDLAND SCIENTIFIC INC.	LAB SUPPLIES	2,739.24	0.00	000000	0/00/00	2,739.24	
		** TOTALS **	2,739.24	0.00			2,739.24	
01-001873	MTI DISTRIBUTING INC.	REPAIR PARTS	436.29	0.00	000000	0/00/00	436.29	
		** TOTALS **	436.29	0.00			436.29	
01-018408	NAPA AUTO PARTS	CABLE TIES	46.47	0.00	000000	0/00/00	46.47	
		** TOTALS **	46.47	0.00			46.47	
01-003263	NETBANX	NOV EFT PROCESSING FEES	96.46	96.46-	000000	12/15/22	0.00	
		** TOTALS **	96.46	96.46-			0.00	
01-003298	NUTRIEN AG SOLUTIONS INC	CRABGRASS PREVENTER	6,240.00	0.00	000000	0/00/00	6,240.00	
		** TOTALS **	6,240.00	0.00			6,240.00	
01-020208	O'HALLORAN INTERNATIONAL	REPLACE FILTER AND CLEAN	362.36	0.00	000000	0/00/00	362.36	
		** TOTALS **	362.36	0.00			362.36	
01-020203	OFFICE STOP	OFFICE SUPPLIES	15.99	0.00	000000	0/00/00	15.99	
		** TOTALS **	15.99	0.00			15.99	
01-001949	PERFORMANCE TIRE & SERVIC	#14 TIRE REPAIRS	27.82	0.00	000000	0/00/00	27.82	
01-001949	PERFORMANCE TIRE & SERVIC	TOW #35 TO SHOP	303.00	0.00	000000	0/00/00	303.00	
01-001949	PERFORMANCE TIRE & SERVIC	#14 TIRE REPAIRS	31.07	0.00	000000	0/00/00	31.07	
01-001949	PERFORMANCE TIRE & SERVIC	OIL CHANGE #14	39.33	0.00	000000	0/00/00	39.33	
01-001949	PERFORMANCE TIRE & SERVIC	#18 OIL CHANGE/TIRE ROTATION	59.49	0.00	000000	0/00/00	59.49	
01-001949	PERFORMANCE TIRE & SERVIC	#16 OIL CHANGE	40.23	0.00	000000	0/00/00	40.23	
01-001949	PERFORMANCE TIRE & SERVIC	#17 - OIL CHANGE	59.49	0.00	000000	0/00/00	59.49	
01-001949	PERFORMANCE TIRE & SERVIC	#15 OIL CHANGE	37.53	0.00	000000	0/00/00	37.53	
01-001949	PERFORMANCE TIRE & SERVIC	OIL CHANGE - REC VAN	56.62	0.00	000000	0/00/00	56.62	
		** TOTALS **	654.58	0.00			654.58	
01-021275	PETROLEUM MARKETERS MUTUA	UNDERGROUND TANK INSURANCE	2,811.00	2,811.00-	125906	12/15/22	0.00	
		** TOTALS **	2,811.00	2,811.00-			0.00	
01-021860	PRESTO-X-COMPANY	PEST CONTROL REC CENTER	71.19	0.00	000000	0/00/00	71.19	
01-021860	PRESTO-X-COMPANY	PEST CONTROL - 627 N ADAMS ST	96.05	0.00	000000	0/00/00	96.05	
		** TOTALS **	167.24	0.00			167.24	
01-009870	RACCOON VALLEY ELECTRIC C	NOVEMBER ELECTRIC SERVICE	1,150.92	1,150.92-	125903	12/15/22	0.00	
		** TOTALS **	1,150.92	1,150.92-			0.00	
01-003137	RDG PLANNING & DESIGN	REC CENTER BLDG IMPROVEMENTS	5,568.62	0.00	000000	0/00/00	5,568.62	
		** TOTALS **	5,568.62	0.00			5,568.62	

PAID ITEMS DATES	: 12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022
PARTIALLY ITEMS DATES	: 12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022
UNPAID ITEMS DATES	:	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022

VENDOR	VENDOR NAME	DESCRIPTION	GROSS AMT	PAYMENTS	CHECK#	CHECK DT	BALANCE
01-000343	SCHRECK'S FOUR SEASON SER	NUISANCE 738 MOCKINGBIRD DR	200.00	0.00	000000	0/00/00	200.00
		** TOTALS **	200.00	0.00			200.00
01-002974	STETSON BUILDING PRODUCTS	CONCRETE & ASPHALT BLADE	595.00	0.00	000000	0/00/00	595.00
		** TOTALS **	595.00	0.00			595.00
01-025880	STONE PRINTING CO.	TONER CARTRIDGE	83.99	0.00	000000	0/00/00	83.99
01-025880	STONE PRINTING CO.	INK CARTRIDGE	41.99	0.00	000000	0/00/00	41.99
01-025880	STONE PRINTING CO.	OFFICE SUPPLIES	55.96	0.00	000000	0/00/00	55.96
01-025880	STONE PRINTING CO.	2023 DESK CALENDAR	6.99	0.00	000000	0/00/00	6.99
		** TOTALS **	188.93	0.00			188.93
01-001739	SYN-TECH SYSTEMS INC.	FUEL DELIVERY REPAIR & MAINT.	550.00	550.00-	125891	12/15/22	0.00
		** TOTALS **	550.00	550.00-			0.00
01-002272	TIGGES OVERHEAD DOORS	HANGAR DOORS REPAIRED	855.19	855.19-	125893	12/15/22	0.00
		** TOTALS **	855.19	855.19-			0.00
01-027060	TREASURER OF IOWA	NOVEMBER SALES TAX	12,395.78	12,395.78-	000000	12/15/22	0.00
		** TOTALS **	12,395.78	12,395.78-			0.00
01-003499	UMB BANK	BOND FEE	250.00	0.00	000000	0/00/00	250.00
01-003499	UMB BANK	BOND FEE	250.00	0.00	000000	0/00/00	250.00
		** TOTALS **	500.00	0.00			500.00
01-028814	VAN METER COMPANY, THE	CBD LIGHTS RETURNED	55.13-	0.00	000000	0/00/00	55.13-
01-028814	VAN METER COMPANY, THE	OPERATING SUPPLIES	443.29	0.00	000000	0/00/00	443.29
01-028814	VAN METER COMPANY, THE	OPERATING SUPPLIES	418.19	0.00	000000	0/00/00	418.19
01-028814	VAN METER COMPANY, THE	OPERATING SUPPLIES	418.19	0.00	000000	0/00/00	418.19
		** TOTALS **	1,224.54	0.00			1,224.54
01-030355	WITTROCK MOTOR CO.	NOVEMBER CAR RENTAL	550.00	550.00-	125909	12/15/22	0.00
		** TOTALS **	550.00	550.00-			0.00
01-003307	WORLDPAY INTEGRATED PAYME	CC PROCESSING FEES	1,069.51	1,069.51-	000000	12/15/22	0.00
		** TOTALS **	1,069.51	1,069.51-			0.00
01-003722	ISOLVED BENEFIT SERVICES	NOV. HRA CHECKS	2,791.22	2,791.22-	000000	12/15/22	0.00
		** TOTALS **	2,791.22	2,791.22-			0.00
* Payroll Expense			177,398.40				



	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES	: 12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022
PARTIALLY ITEMS DATES:	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022
UNPAID ITEMS DATES	:	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022

REPORT TOTALS

	GROSS	PAYMENTS	BALANCE
PAID ITEMS	287,115.94	287,115.94CR	0.00
PARTIALLY PAID	0.00	0.00	0.00
UNPAID ITEMS	59,672.73	0.00	59,672.73
VOID ITEMS	0.00	0.00	0.00
** TOTALS **	346,788.67	287,115.94CR	59,672.73

UNPAID RECAP

UNPAID INVOICE TOTALS	59,942.85
UNPAID DEBIT MEMO TOTALS	0.00
UNAPPLIED CREDIT MEMO TOTALS	270.12CR
** UNPAID TOTALS **	59,672.73

	=====PAYMENT DATES=====	=====ITEM DATES=====	=====POSTING DATES=====
PAID ITEMS DATES :	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022
PARTIALLY ITEMS DATES :	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022
UNPAID ITEMS DATES :		12/09/2022 THRU 12/15/2022	12/09/2022 THRU 12/15/2022

FUND TOTALS

001	GENERAL FUND	104,984.73
010	HOTEL/MOTEL TAX	31.21
110	ROAD USE TAX FUND	11,200.27
178	CRIME PREV/SPEC PROJECTS	333.16
200	DEBT SERVICE FUND	500.00
303	C.P. - AIRPORT	8,146.60
309	C.P. - CORRIDOR OF COMM.	6,103.75
313	C.P. - REC CENTER BLDG	5,568.62
600	WATER UTILITY FUND	14,711.41
610	SEWER UTILITY FUND	14,442.85
620	STORM WATER UTILITY	576.45
850	MEDICAL INSURANCE FUND	2,791.22
	* PAYROLL EXPENSE	177,398.40

GRAND TOTAL	346,788.67
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# City of Carroll

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627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**MEMO TO:** Jeff Cayler, Interim City Manager

**FROM:** Chad Tiemeyer, Director of Parks and Recreation

**DATE:** December 14, 2022

**SUBJECT:** Merchants Park Lease - Carroll High School and Kuemper Catholic School System

- Resolution - Baseball Stadium Lease Agreement Carroll High School
- Resolution - Baseball Stadium Lease Agreement Kuemper Catholic

The attached lease agreements for Merchants Park are very similar to previous agreements with both school systems, Carroll High School, and Kuemper Catholic High School. These leases have been updated with the addition of the Carroll Merchants Baseball organization and the Iowa High School State Baseball Tournament.

**RECOMMENDATION:** Mayor and City Council consideration and approval of the attached resolutions with Carroll High School and Kuemper Catholic School System for the lease of Merchants Park for the 2023 baseball season.

**MERCHANTS PARK LEASE**  
**Carroll Community School District**

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the City of Carroll, Iowa (Landlord) and Carroll Community School District (Tenant).

The parties agree as follows:

**1. PREMISES AND TERM.** Landlord leases to Tenant, Merchants Park in Carroll, Iowa, together with all improvements thereon, and all rights, easements and appurtenances thereto, upon the condition the Tenant performs as provided in this Lease for the 2023 baseball season (May 1st through July 17th). However, if tenant fails to utilize the Stadium and field for a period greater than 30 days during the lease term, the lease shall terminate.

After the 2023 baseball season the Tenant shall notify the Landlord if he wishes to lease for the following year. The Parties may then renegotiate a new Lease.

**2. RENT.** Tenant agrees to pay Landlord as rent: Paying 25% of the overall salary of the field maintenance laborer.

**3. POSSESSION.** Tenant shall be entitled to possession for their scheduled games and practices on May 1, 2023, and shall yield all possession to Landlord on the last day of this Lease, which is September 1, 2023.

**4. USE.** Tenant shall use the premises only for Carroll Community School District High School baseball, games and practices. Associated promotional baseball events must be specifically authorized by the Landlord and proof of additional insurance must be provided as required by the Landlord.

Priority use of the field shall be as follows:

a) Scheduling of varsity and junior varsity baseball games for both Kuemper High School and Carroll High School shall have priority until November 1, 2022. After November 1, 2022 Landlord may schedule games for the Carroll Merchants baseball team on any available dates with the Director of Parks and Recreation in Carroll. Once game schedules are submitted and approved by the Carroll Director of Parks and Recreation for the Carroll Merchants baseball team, Kuemper High School and Carroll High School cannot preempt the approved scheduled games for the Carroll Merchants baseball team. During the season, if a game needs to be rescheduled due to a rainout or other situation, a game may be rescheduled on any other available date on a first come first served basis with the Carroll Director of Parks and Recreation. Once a game date for a postponed game has been approved by the Carroll Director of Parks and Recreation, another group cannot preempt that date.

b) Carroll Merchants, Kuemper High School, and Carroll High School shall meet with the Director of Parks and Recreation to develop a practice schedule that is mutually acceptable to all parties. If a mutually acceptable practice schedule cannot be established, then the Director of Parks and Recreation will establish a practice schedule taking into account the desires of each team equally. The practice schedule approved by the Director of Parks and Recreation shall be final. Practices can be preempted by the need to reschedule a game. Due to the anticipated high use of Merchants Park and to protect and maintain a high-quality playing surface, a minimum of 30% of all team practices shall occur off of the playing surface of the field, or in non-cleated shoes.

## **5. CARE AND MAINTENANCE.**

- a) The Tenant takes the premises as is.
- b) The Landlord shall maintain the premises.
- c) The Tenant may assist in the maintenance of the premises under the direction and supervision of the Landlord. Tenant shall make no structural changes or alterations without prior consultation and written consent of Landlord.
- d) Tenants shall not permit nor allow the premises to be damaged or depreciated in value by any act, omission to act or negligence of itself, its agents or employees.
- e) Assisted maintenance will be requested of the Tennant. This shall include repair of batter's boxes, pitching mounds, and basepaths after each practice and game.

6. **UTILITIES.** The Landlord shall pay for all utilities which may be used on the premises. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

The Landlord may contract for all non-alcohol drinks and food concessions during games and will retain profits pursuant to its concessions contract with the concession vendor

The Landlord is under no obligation to provide staffing or supervision at Merchants Park at any time including but not limited to tenant games or practices.

The Tenant shall provide staff at the entrance for collection of any admission fee and Tenant's staff shall be available throughout the game for assistance to the public in case of need or emergency.

The Tenant will attend to the field under the supervision of Landlord during its use, which may include dragging, lining and chalking before the games. After each game, the Tenant shall also attend to the field, by picking up trash and generally policing the area.

No custodial fees will be charged when custodial staff is scheduled to be on duty for event or game. When custodial work is not done following an event, estimated

supervision and cleanup fees will be determined by the Director of Parks and Recreation and the Parks Superintendent. If additional fees are required after the conclusion of the event, the entity will be billed for those costs.

The Tenants will make no unlawful use of the premises and agree to comply with all Federal, State and local laws.

7. **SURRENDER.** Upon the termination of this lease, Tenant shall surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant.

8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, shall be effective without the prior written consent of Landlord.

9. **INSURANCE.**

a) **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the Insurance Services Office Broad Form Causes of Loss. To the extent permitted by their policies the Landlord and Tenants waive all rights of recovery against each other.

b) **LIABILITY INSURANCE.** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 liability insurance for each occurrence and \$3,000,000 liability insurance as aggregate. This policy shall be endorsed to include the Landlord as an additional insured and proof provided to Landlord 30 days prior to lease beginning.

10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).

11. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises or due directly or indirectly to the tenancy, use or occupancy there, or any part thereof by Tenant or any person claiming through or under Tenant.

12. **DAMAGES.** In the event of damage to the premises, so that Tenant is unable to conduct activities on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by notice of one party to the other within twenty days after such notice; and both parties shall thereafter be released from all future obligations hereunder.

13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

The tenant shall not incur any expense on behalf of the Landlord nor is the Tenant authorized in any fashion to contract with third parties on behalf of the Landlord. Any expenditure made by the Tenant on the premises must be approved by the Landlord along with proof of ability to pay for the expenditures or improvements.

#### **14. DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

##### EVENTS OF DEFAULT

Each of the following shall constitute an event of default by Tenant; 1) Failure to pay rent when due; 2) failure to observe or perform any duties, obligations, agreements, or conditions, imposed on Tenant pursuant to the terms of the lease; 3) abandonment of the premises.

##### NOTICE OF DEFAULT

Landlord shall give Tenant a written notice specifying the default and giving the Tenants ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant may propose an additional period of time in which to remedy the default. Consent to additional time must be granted by Landlord.

##### REMEDIES

In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: 1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; 2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

15. **ADVERTISING.** Temporary advertising, such as signs, banners, tarps,



flags, front fence signs and covers are allowed for game day activities and shall be removed at the conclusion of the contest. Permanent advertising, such as signs, banners, tarps, flags, fence coverings or any other display of advertising is prohibited.

16. **NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested and postage prepaid.


17. **PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

18. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitation this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

CITY OF CARROLL, IOWA –  
LANDLORD

By: \_\_\_\_\_  
Mark Beardmore, Mayor  
City Hall  
627 N. Adams St.  
Carroll, IA 51401

Carroll Community School District  
– TENANT

By:   
Carroll Community School District  
1026 N Adams St,  
Carroll, IA 51401

ATTEST:

By: \_\_\_\_\_  
Laura Schaefer, Clerk



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE MERCHANTS PARK LEASE BETWEEN THE CITY OF  
CARROLL AND THE CARROLL COMMUNITY SCHOOL DISTRICT**

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Carroll Community School District is attached hereto as Exhibit "A"; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Carroll Community School District, attached as Exhibit "A", be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 19<sup>th</sup> day of December, 2022.

CITY COUNCIL OF THE  
CITY OF CARROLL, IOWA

BY: \_\_\_\_\_  
Mark E. Beardmore, Mayor

ATTEST:

By: \_\_\_\_\_  
Laura A. Schaefer, City Clerk

## MERCHANTS PARK LEASE

### Kuemper Catholic School System

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the City of Carroll, Iowa (Landlord) and Kuemper Catholic School System (Tenant).

The parties agree as follows:

**1. PREMISES AND TERM.** Landlord leases to Tenant, Merchants Park in Carroll, Iowa, together with all improvements thereon, and all rights, easements and appurtenances thereto, upon the condition the Tenant performs as provided in this Lease for the 2023 baseball season (May 1st through July 17th). However, if tenant fails to utilize the Stadium and field for a period greater than 30 days during the lease term, the lease shall terminate.

After the 2023 baseball season the Tenant shall notify the Landlord if he wishes to lease for the following year. The Parties may then renegotiate a new Lease.

**2. RENT.** Tenant agrees to pay Landlord as rent: Paying 25% of the overall salary of the field maintenance laborer.

**3. POSSESSION.** Tenant shall be entitled to possession for their scheduled games and practices on May 1, 2023, and shall yield all possession to Landlord on the last day of this Lease, which is September 1, 2023.

**4. USE.** Tenant shall use the premises only for Kuemper Catholic School High School baseball, games and practices. Associated promotional baseball events must be specifically authorized by the Landlord and proof of additional insurance must be provided as required by the Landlord.

Priority use of the field shall be as follows:

a) Scheduling of varsity and junior varsity baseball games for both Kuemper High School and Carroll High School shall have priority until November 1, 2022. After November 1, 2022 Landlord may schedule games for the Carroll Merchants baseball team on any available dates with the Carroll Director of Parks and Recreation. Once game schedules are submitted and approved by the Director of Parks and Recreation for the Carroll Merchants baseball team, Kuemper High School and Carroll High School cannot preempt the approved scheduled games for the Carroll Merchants baseball team. During the season, if a game needs to be rescheduled due to a rainout or other situation, a game may be rescheduled on any other available date on a first come first served basis with the Carroll Director of Parks and Recreation. Once a game date for a postponed game has been approved by the Director of Parks and Recreation, another group cannot preempt that date.

b) Carroll Merchants, Kuemper High School, and Carroll High School shall meet with the Director of Parks and Recreation to develop a practice schedule that is mutually acceptable to all parties. If a mutually acceptable practice schedule cannot be established, then the Director of Parks and Recreation in Carroll will establish a practice schedule taking into account the desires of each team equally. The practice schedule approved by the Director of Parks and Recreation shall be final. Practices can be preempted by the need to reschedule a game. Due to the anticipated high use of Merchants Park and to protect and maintain a high-quality playing surface, a minimum of 30% of all team practices shall occur off of the playing surface of the field, or in non-cleated shoes.

#### 5. CARE AND MAINTENANCE.

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- d) Tenants shall not permit nor allow the premises to be damaged or depreciated in value by any act, omission to act or negligence of itself, its agents or employees.
- e) Assisted maintenance will be requested of the Tennant. This shall include repair of batter's boxes, pitching mounds, and basepaths after each practice and game.

6. **UTILITIES.** The Landlord shall pay for all utilities which may be used on the premises. Landlord shall not be liable for damages for failure to perform as herein provided, or for any stoppage for needed repairs or for improvements or arising from causes beyond the control of Landlord, provided Landlord uses reasonable diligence to resume such services.

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The Landlord is under no obligation to provide staffing or supervision at Merchants Park at any time including but not limited to tenant games or practices.

The Tenant shall provide staff at the entrance for collection of any admission fee and Tenant's staff shall be available throughout the game for assistance to the public in case of need or emergency.

The Tenant will attend to the field under the supervision of Landlord during its use, which may include dragging, lining and chalking before the games. After each game, the Tenant shall also attend to the stadium, by picking up trash and generally policing the area.

No custodial fees will be charged when custodial staff is scheduled to be on duty for event or game. When custodial work is not done following an event, estimated

supervision and cleanup fees will be determined by the Director of Parks and Recreation and the Parks Superintendent. If additional fees are required after the conclusion of the event, the entity will be billed for those costs.

The Tenants will make no unlawful use of the premises and agree to comply with all Federal, State and local laws.

7. **SURRENDER.** Upon the termination of this lease, Tenant shall surrender the premises to Landlord in good and clean condition, except for ordinary wear and tear or damage without fault or liability of Tenant.

8. **ASSIGNMENT AND SUBLETTING.** No assignment or subletting, shall be effective without the prior written consent of Landlord.

9. **INSURANCE.**

a) **PROPERTY INSURANCE.** Landlord and Tenant agree to insure their respective real and personal property for the full insurable value. Such insurance shall cover losses included in the Insurance Services Office Broad Form Causes of Loss. To the extent permitted by their policies the Landlord and Tenants waive all rights of recovery against each other.

b) **LIABILITY INSURANCE,** Tenant shall obtain commercial general liability insurance in the amounts of \$1,000,000 liability insurance for each occurrence and \$3,000,000 liability insurance as aggregate. This policy shall be endorsed to include the Landlord as an additional insured and proof provided to Landlord 30 days prior to lease beginning.

10. **LIABILITY FOR DAMAGE.** Each party shall be liable to the other for all damage to the property of the other negligently, recklessly or intentionally caused by that party (or their agents, employees or invitees).

11. **INDEMNITY.** Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord from and against any and all loss, costs, damage and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises or due directly or indirectly to the tenancy, use or occupancy there, or any part thereof by Tenant or any person claiming through or under Tenant.

12. **DAMAGES.** In the event of damage to the premises, so that Tenant is unable to conduct activities on the premises, this lease may be terminated at the option of either party. Such termination shall be affected by notice of one party to the other within twenty days after such notice; and both parties shall thereafter be released from all future obligations hereunder.

13. **MECHANICS' LIENS.** Neither Tenant, nor anyone claiming by, through, or under Tenant, shall have the right to file any mechanic's lien against the premises. Tenant shall give notice in advance to all contractors and subcontractors who may furnish, or agree to furnish, any material, service or labor for any improvement on the premises.

The tenant shall not incur any expense on behalf of the Landlord nor is the Tenant authorized in any fashion to contract with third parties on behalf of the Landlord. Any expenditure made by the Tenant on the premises must be approved by the Landlord along with proof of ability to pay for the expenditures or improvements.

#### 14. **DEFAULT, NOTICE OF DEFAULT AND REMEDIES.**

##### EVENTS OF DEFAULT

Each of the following shall constitute an event of default by Tenant; 1) Failure to pay rent when due; 2) failure to observe or perform any duties, obligations, agreements, or conditions, imposed on Tenant pursuant to the terms of the lease; 3) abandonment of the premises.

##### NOTICE OF DEFAULT

Landlord shall give Tenant a written notice specifying the default and giving the Tenants ten (10) days in which to correct the default. If there is a default (other than for nonpayment of a monetary obligation of Tenant, including rent) that cannot be remedied in ten (10) days by diligent efforts of the Tenant, Tenant may propose an additional period of time in which to remedy the default. Consent to additional time must be granted by Landlord.

##### REMEDIES

In the event Tenant has not remedied a default in a timely manner following a Notice of Default, Landlord may proceed with all available remedies at law or in equity, including but not limited to the following: 1) Termination. Landlord may declare this lease to be terminated and shall give Tenant a written notice of such termination. In the event of termination of this lease, Landlord shall be entitled to prove claim for and obtain judgment against Tenant for the balance of the rent agreed to be paid for the term herein provided, plus all expenses of Landlord in regaining possession of the premises and the reletting thereof, including attorney's fees and court costs, crediting against such claim, however, any amount obtained by reason of such reletting; 2) Forfeiture. If a default is not remedied in a timely manner, Landlord may then declare this lease to be forfeited and shall give Tenant a written notice of such forfeiture, and may, at the time, give Tenant the notice to quit provided for in Chapter 648 of the Code of Iowa.

15. **ADVERTISING.** Temporary advertising, such as signs, banners, tarps, flags, front fence signs and covers are allowed for game day activities and shall be removed at

the conclusion of the contest. Permanent advertising, such as signs, banners, tarps, flags, fence coverings or any other display of advertising is prohibited.

**16. NOTICES AND DEMANDS.** All notices shall be given to the parties hereto at the addresses designated unless either party notifies the other, in writing, of a different address. Without prejudice to any other method of notifying a party in writing or making a demand or other communication, such notice shall be considered given under the terms of this lease when it is deposited in the U.S. Mail, registered or certified, properly addressed, return receipt requested and postage prepaid.

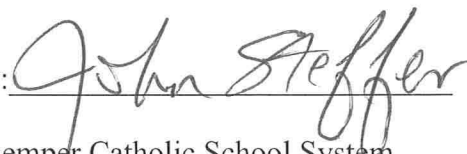
**17. PROVISIONS BINDING.** Each and every covenant and agreement herein contained shall extend to and be binding upon the respective successors, heirs, administrators, executors and assigns of the parties hereto.

**18. CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitation this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

CITY OF CARROLL, IOWA –  
LANDLORD

Kuemper Catholic School System  
– TENANT

By: \_\_\_\_\_  
Mark Beardmore, Mayor  
City Hall  
627 N. Adams St.  
Carroll, IA 51401

By:  \_\_\_\_\_  
Kuemper Catholic School System  
109 S. Clark St  
Carroll, IA 51401

ATTEST:

By: \_\_\_\_\_  
Laura Schaefer, Clerk

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE MERCHANTS PARK LEASE BETWEEN THE CITY OF  
CARROLL AND THE KUEMPER CATHOLIC SCHOOL SYSTEM**

WHEREAS, Chapter 17, of the Code of Ordinances of the City of Carroll, Iowa, provides that all contracts made by the City be reduced to writing and approved by the City Council by resolution; and

WHEREAS, the Agreement Between the City of Carroll and the Kuemper Catholic School System is attached hereto as Exhibit "A"; and

WHEREAS, it is determined that the approval of the attached Agreement is in the best interest of the City of Carroll, Iowa;

NOW, THEREFORE, BE IT RESOLVED that the Agreement Between the City of Carroll and the Kuemper Catholic School System, attached as Exhibit "A", be authorized and approved, and that the Mayor and City Clerk are authorized to execute the contract on behalf of the City of Carroll.

PASSED AND APPROVED by the City Council of the City of Carroll, Iowa, this 19<sup>th</sup> day of December, 2022.

CITY COUNCIL OF THE  
CITY OF CARROLL, IOWA

BY: \_\_\_\_\_  
Mark E. Beardmore, Mayor

ATTEST:

By: \_\_\_\_\_  
Laura A. Schaefer, City Clerk



# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**MEMO TO:** Jeff Cayler, Interim City Manager   
**FROM:** Chad Tiemeyer, Director of Parks and Recreation   
**DATE:** December 13, 2022  
**SUBJECT:** Carroll Recreation Center Improvements Project- 2021  
• Change Order No. 3

During construction at the Carroll Recreation Center, unexpected items were discovered that needed to be addressed. The items are detailed in the attached, proposed Change Order No. 3 and summarized below.

The added work includes:

1. ASI #04 Changes in the Men's Locker Room- taking out a single unit of lockers to help fit properly inside the block work, with concrete work added.
2. ASI #05 Women's Locker Room Door 120A- was mislabeled as an existing door, and was never bid, so now included into the project. New door must be cut, demolished, framed, and installed.
3. ASI#06 Door Security- door handle security was changed from scope of project by staff, due to 24-hour access security.
4. ASI #08 North Exterior Ramp Reconfiguration- was previously designed to fit the space, but during excavating the area for foundation work, a sewer line was marked a matter of inches away from the actual location of the pipe. This caused the ramp to be reconfigured to fit without disturbing the pipe, with added concrete and new railings.
5. ASI #09 Handball Court Existing Ballast- relocated existing ballasts for the existing handball courts to a location that is more easily accessible and does not conflict with walking track.
6. RFI #16 Horizontal Mullion Change- added mullions to new door system in the hallway to help match all existing door systems.
7. RFI #19 Shower Drains & Line Modifications- Trench drains in the shower were reconfigured, adding a larger section in two locations and smaller sections in other locations. Drains are now spaced apart and the longevity of their installation is much better. All coordination done with the drain product that the contractor went with, based on approved manufactures in the specifications. Trap and vent piping was reconfigured to match new drains. Will eliminate potential under-slab water seepage and long-term maintenance issues.



ASI #04 Men's Locker Room	\$ 404.00
ASI #05 Women's Locker 120A N. Door	\$7,969.00
ASI #06 Door Security	\$1,070.00
ASI #08 North Exterior Ramp Recon.	\$7,057.00
ASI #09 Handball Court Existing Ballast	\$3,423.00
RFI #16 Horizontal Mullion Change	\$ 674.00
<u>RFI #19 Shower Drains &amp; Line Mod.</u>	<u>\$8,051.00</u>
Total Amount of Change Order #3	\$28,648.00

	<u>Cost</u>	<u>Completion Date</u>
Original Contract	\$ 6,265,300.00	October 5, 2023
Change Order No. 1(Approved)	\$ 29,564.00	15 days
Contract with Change Order #1	\$ 6,294,864.00	October 20,2023
Change Order No. 2 (Approved)	\$ 6,068.00	No Days
Contract with Change Order #2	\$ 6,300,932.00	October 20, 2023
Change Order No. 3 (Proposed)	\$ 28,648.00	No Days
Contract with Change Order #3	\$ 6,329,580.00	October 20, 2023

The budget for the Carroll Recreation Center Improvements Project included a planned construction contingency of \$312,265. After approval of Change Order No.1 and Change Order No. 2, \$276,633 of the planned construction contingency remains. If Change Order No. 3 is approved \$247,985 will remain for the project.

No additional workdays were included with Change Order No. 3 and the substantial completion date will remain October 20, 2023.

**RECOMMENDATION:** Mayor and City Council consideration and approval of the attached Change Order No. 3 in the amount of \$28,648.00 for the Carroll Recreation Center Improvement Project.

# **AIA** Document G701™ – 2017

## Change Order

**PROJECT:** *(Name and address)*  
 Carroll Recreation Center Building  
 Improvements 2021  
 716 N Grant Road  
 Carroll, Iowa 51401

**CONTRACT INFORMATION:**  
 Contract For: Carroll Recreation Center  
 Building Improvements 2021  
 Date: 6.16.2022

**CHANGE ORDER INFORMATION:**  
 Change Order Number: 03  
 Date: 12.12.2022

**OWNER:** *(Name and address)*  
 City of Carroll  
 627 N Adams Street  
 Carroll, Iowa 51401  
 Phone Number: 712-792-1000

**ARCHITECT:** *(Name and address)*  
 RDG Planning & Design  
 301 Grand Avenue  
 Des Moines, IA 50309  
 Architect's Project No.: R3003.272.01

**CONTRACTOR:** *(Name and address)*  
 Badding Construction  
 814 West 9th Street  
 Carroll, Iowa 51401  
 Phone Number: 712-792-4123

### THE CONTRACT IS CHANGED AS FOLLOWS:

*(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)*

- 1) See attached ASI #04 - Men's Lockers 104-Dimension Clearance, as described. \$404.00
- 2) See attached ASI #05 - Women's Locker 120A North Door, as described. \$7,969.00
- 3) See attached ASI #06 - Door Security-Keying Meeting, as described. \$1,070.00
- 4) See attached ASI #08 - North Exterior Ramp Reconfiguration, as described. \$7,057.00
- 5) See attached ASI #09 - Handball Court Existing Ballast per RFI #13, as described. \$3,423.00
- 6) See attached response to RFI #16 - Doors 141A & 141B Horizontal Mullion Change, as described. \$674.00
- 7) See attached response to RFI #19 - Shower Drains & Line Modifications, as described. \$8,051.00

**TOTAL CHANGE:** \$28,648.00

The original Contract Sum was	\$ 6,265,300.00
The net change by previously authorized Change Orders	\$ 35,632.00
The Contract Sum prior to this Change Order was	\$ 6,300,932.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 28,648.00
The new Contract Sum including this Change Order will be	\$ 6,329,580.00

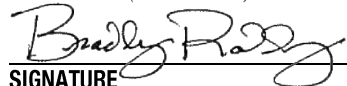
The Contract Time will be unchanged by ( ) days.  
 The new date of Substantial Completion will be October 20, 2023.

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

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

RDG Planning & Design

**ARCHITECT** *(Firm name)*



**SIGNATURE**

Brad Rodenburg, AIA, Project Manager

**PRINTED NAME AND TITLE**

12.12.2022

**DATE**

**CONTRACTOR** *(Firm name)*

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**

**OWNER** *(Firm name)*

**SIGNATURE**

**PRINTED NAME AND TITLE**

**DATE**



October 11, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
ASI 04 – Men's Lockers 104 Dimension Clarification

Brad,

Per your request, please find listed below and attached the cost associated with changes to the lockers in Men's and Women's Lockers.

Note, in addition to the deletion of one (1) single Z-tier locker in Men's 104 per ASI 04 this change request includes the modification of ten (10) Z-tier lockers in the Men's and Women's Lockers to 4-tier lockers per the red-lined shop drawings.

Total Cost: \$ 404.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

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<b>Project :</b>	<b>Carroll Recreation Center</b>	<b>Reference: ASI 04 - Men's Lockers</b>
	<b>Building Improvements Project 2021</b>	<b>104 Dimension Clarification</b>
<b>Contractor:</b>	<b>Badding Construction Company</b>	<b>Date: 10/11/2022</b>
	<b>Carroll, Iowa</b>	

---

1.) Labor	\$0.00	
2.) Materials	\$363.68	
3.) Equipment	\$0.00	
4.) Subtotal (lines 1 thru 3)		\$363.68
5.) Overhead & Profit (10.0% of line 4)		\$36.37
6.) Premium Time on Contract Work		\$0.00
7.) Subcontractor's		
a.	\$0.00	
b.	\$0.00	
c.	\$0.00	
d.	\$0.00	
e.	\$0.00	
f.	\$0.00	
g.	\$0.00	
h.	\$0.00	
8.) Total Subcontractor Cost		\$0.00
9.) Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$0.00
10.) Subtotal (lines 4, 5, 6, 8 and 9)		\$400.05
11.) Insurance & Performance Bond @ 0.10%		\$4.00
12.) Total Cost (lines 10 & 11)		\$404.00
13.) Adjustment in Contract Time (calendar days):		0 days

LQ-220607010/C



10/11/2022  
Prepared By: Matt Orselli

**\*\*Quote is good for 30 days. Freight rate is non-binding and will be repriced at time of shipment\*\***

Carroll Rec Ctr - 1 Locker Removal Credit

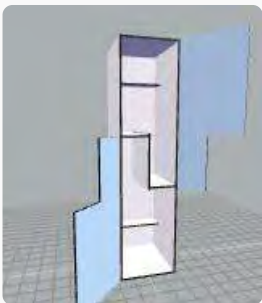
**CUSTOMER INFO**

PSiSC  
Carroll Rec Ctr  
Phone:  
Email:

**SHIPPING INFO**

**\*\*ALL LOCKERS SHIPPED ASSEMBLED\*\***  
**\*\*FREIGHT BASED ON ONE SHIPMENT PHASE\*\***

Ship Via: (IA - 51401)  
92 Lbs - Class: 125

Qty	Description
1	<div><div><div>A</div></div><div><b>Locker:</b> 15" x 18" x 60" - Z Tier - Hasp - Concealed Hinge Phenolic-Standard - Other Base - Visible Fastening</div></div>

**READ NOTES BELOW:**

Bench brackets and installation hardware by others. Only the above HC benches were priced for rooms 104 and 120, all other benches by others. Quantities, sizes, and locker location based on locker legend provided. This quote is for counts/sizes/items listed above as manufactured by PSiSC. Design and count questions must be clarified during the bid process.

Quoted Material is for Formica Standard colors/patterns only.

Good through addendum 3

**Materials:** **CREDIT** \$348.94

**Freight:** \$0.00

**Delivered Price:** \$348.94

**PLUS ANY APPLICABLE SALES TAX!**

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

LQ-220607010/D



10/11/2022  
Prepared By: Matt Orsell

**\*\*Quote is good for 30 days. Freight rate is non-binding and will be repriced at time of shipment\*\***

Carroll Rec Ctr - 1 Locker Removal Credit

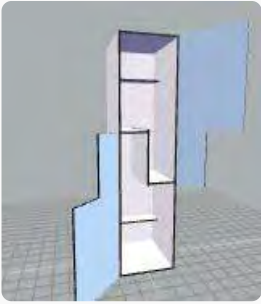
**CUSTOMER INFO**

PSiSC  
Carroll Rec Ctr  
Phone:  
Email:

**SHIPPING INFO**

**\*\*ALL LOCKERS SHIPPED ASSEMBLED\*\***  
**\*\*FREIGHT BASED ON ONE SHIPMENT PHASE\*\***

Ship Via: (IA - 51401)  
3,725 Lbs - Class: 125

Qty	Description
20	<div><div><div>A</div></div><div><b>Locker:</b> 15" x 18" x 60" - Z Tier - Hasp - Concealed Hinge Phenolic-Standard - Other Base - Visible Fastening</div></div>

**READ NOTES BELOW:**

Existing Z Tier Cost:

**Materials:** \$6,793.38

**Freight:** \$0.00

**Delivered Price:** \$6,793.38

**PLUS ANY APPLICABLE SALES TAX!**

**\$7,506 - \$6,793.38 = \$712.62 ADD**

Bench brackets and installation hardware by others. Only the above HC benches were priced for rooms 104 and 120, all other benches by others. Quantities, sizes, and locker location based on locker legend provided. This quote is for counts/sizes/items listed above as manufactured by PSiSC. Design and count questions must be clarified during the bid process.

Quoted Material is for Formica Standard colors/patterns only.

Good through addendum 3

**Optional Items Below NOT in Total**

20 **Locker:** 15" x 18" x 60" - 4 Tier - Hasp - Concealed Hinge  
Phenolic-Standard - Other Base - Visible Fastening

4 Tier Cost:

**\*\*Add \$7,506 to Add these Lockers\*\***



October 10, 2022

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, Iowa  
ASI 04 – Men's Lockers 104 – Dimension Clarification

TO: PSISC  
Slechta Masonry  
Randy Janning Tile

Please find attached ASI 04 – Men's Lockers 104 Dimension Clarification for the Carroll Recreation Center Building Improvements Project 2021 in Carroll, Iowa.

Please review the ASI and provide cost changes to me by noon Thursday, October 13<sup>th</sup>.

Give me a call if you have any questions.

Thanks

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

enc.

## architect's supplemental instructions #04

**Date of Issuance:** 10.07.2022

**Project:** Carroll Recreation Center Building Improvements 2021

**Project No.:** 3003.272.01

**File No.:** 12.07

**Owner:** City of Carroll

**Contract for:** Carroll Recreation Center

**To:** Nick Badding, Badding Construction

**Contract Date:** June 16<sup>th</sup>, 2022

**Distribution:** Tony Badding, Badding Construction  
Larry Bruggerman, Badding Construction  
Chad Tiemeyer, City of Carroll  
Nathan Harris, RDG

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect. . **If any Contractor does not accept this ASI without a change in Cost or Time they must notify RDG by return of this ASI with appropriate acknowledgement indicated below within 14 days of issuance of the ASI. If no response is received within this 14 day period, or the Contractor proceeds with instructions without response, the ASI may be initiated at no change in Contract Cost or Contract Time. Any change in Cost or Time must be submitted as a proposal to RDG within 21 days of the ASI issuance and requires Owner approval prior to proceeding.**

### Description:

As a direct response to RFI #07 – Men's Lockers 104 – Dimension Clarification, the following modifications to the contract documents are proposed, as described:

#### 1. A02.01 – ENLARGED PLANS

- a. **REVISE** East-West dimensions for masonry at locker bays, as shown.
- b. **OMIT** one (1) 'L1' Locker at north end of far East bay of lockers, as shown, to work with existing conditions that were found to be different than the contract documents.
  - i. Coordinate these locker modifications with submitted and reviewed locker shop drawings, both in quantity and locker number sequencing.
  - ii. Coordinate Reflected Ceiling plans with updated masonry wall locations.

### Attachment:

#### 1. A02.01

Issued By: Brad Rodenburg, AIA - RDG



RDG Planning & Design

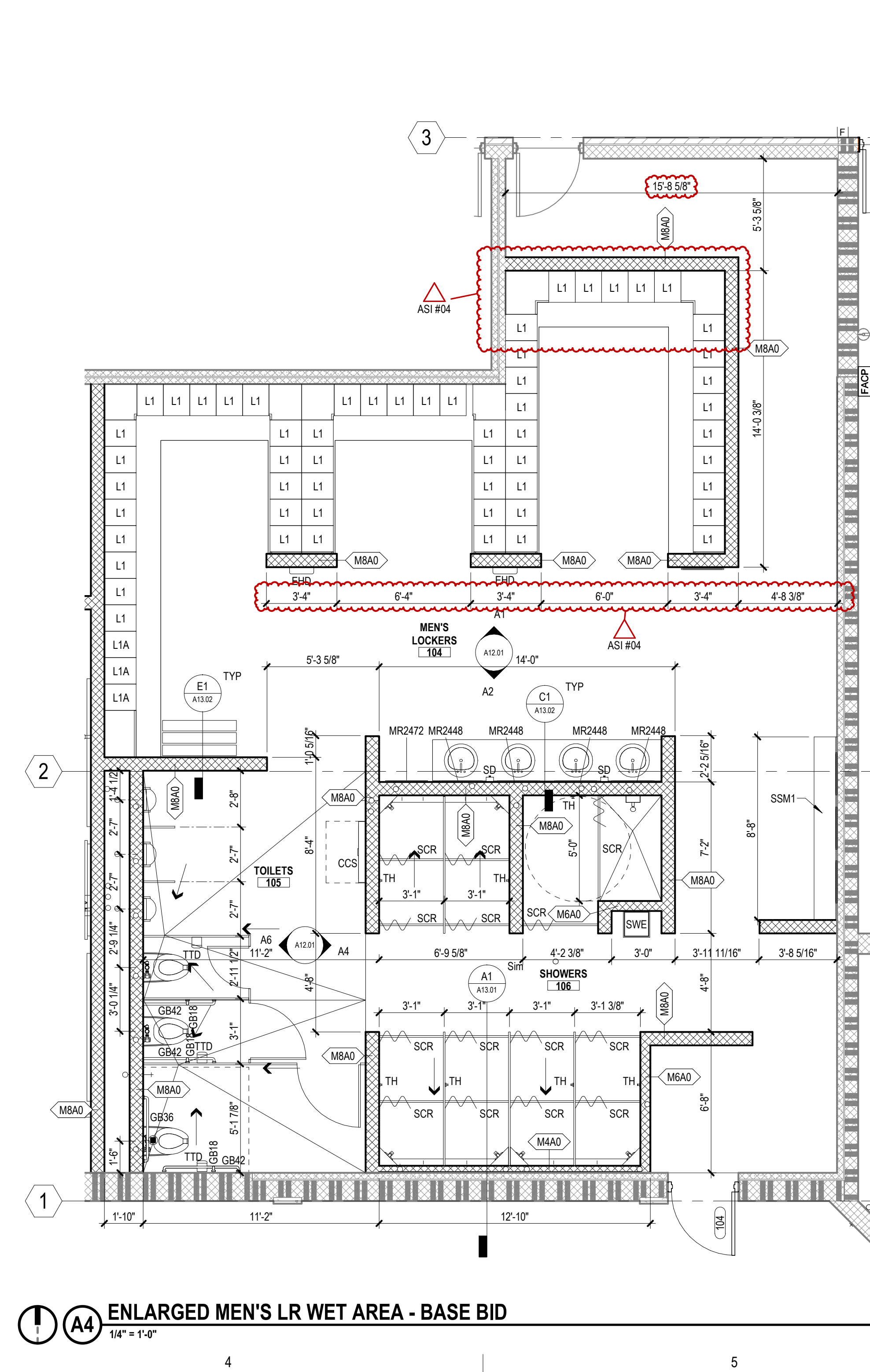
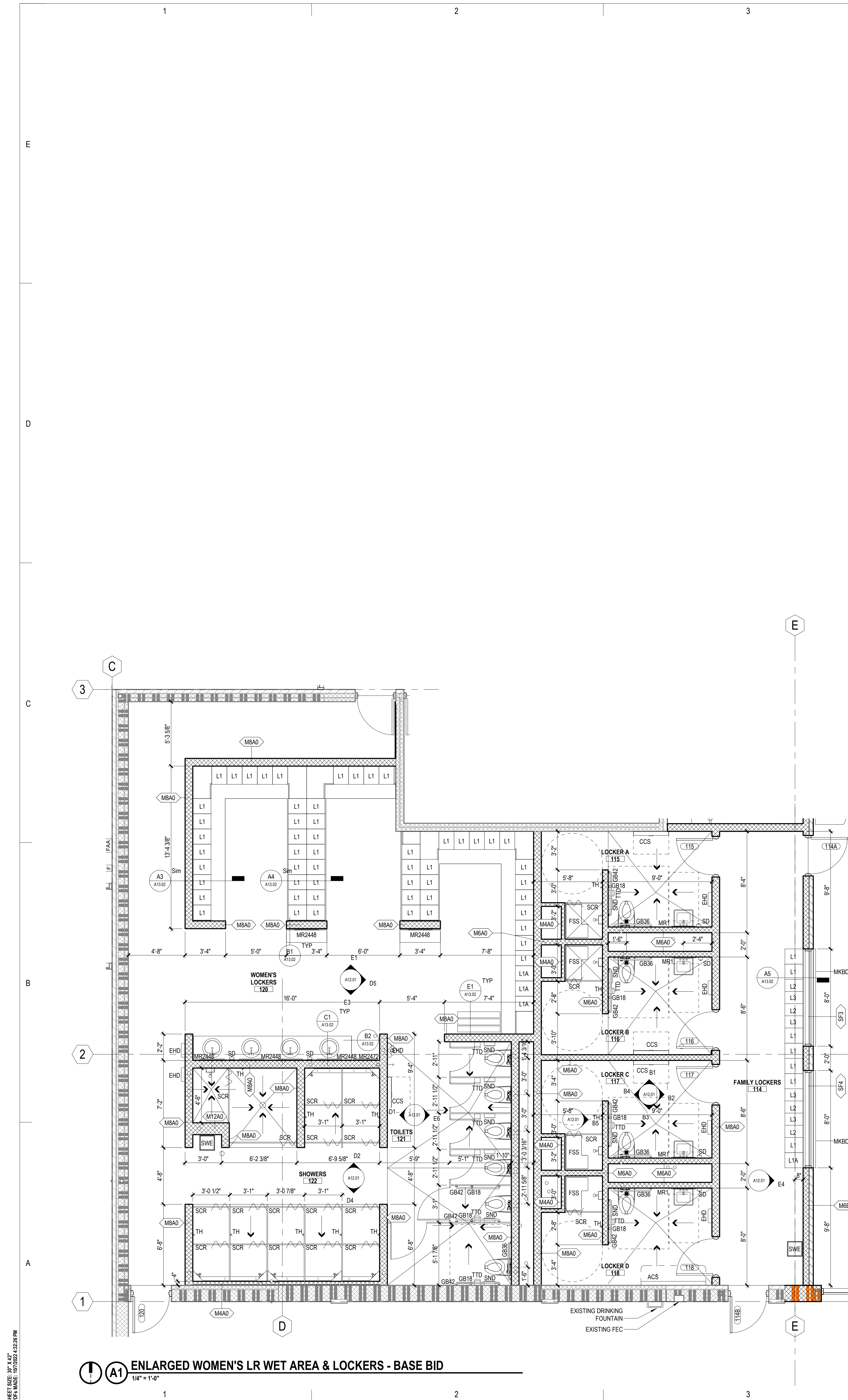
10.07.2022

Receipt Acknowledged as Follows:

- ☐ Accepted. No change in cost or time.  
☐ Request for change in cost or time will be submitted within 21 days of date of ASI.

Contractor (Signature) \_\_\_\_\_







Revision 01 November 10, 2022  
November 3, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
ASI 05 – Women's Locker Added Door 120A – Revision 01

Brad,

Per your request, please find listed below and attached the cost associated with ASI 05 – Women's Locker Added Door 120A. This revision includes a poly dust partition in lieu of a metal frame and drywall partition.

Total Cost: \$ 7,969.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

**Project :** Carroll Recreation Center  
Building Improvements Project 2021

**Reference:** ASI 05 - Women's Locker  
Door 120A -Revision 01

**Contractor:** Badding Construction Company  
Carroll, Iowa

**Date:** 11/10/2022

1.) Labor	\$1,720.00	
2.) Materials	\$3,077.00	
3.) Equipment	\$75.00	
4.) Subtotal (lines 1 thru 3)		\$4,872.00
5.) Overhead & Profit (10.0% of line 4)		\$487.20
6.) Premium Time on Contract Work		\$0.00
7.) Subcontractor's		
a. Selective Demolition	\$500.00	
b. Slechta Masonry	\$1,320.00	
c. Ragaller Drywall	\$315.00	
d. Kenneth Janning & Son	\$275.00	
e. Randy Janning	\$0.00	
f. K & D Painting	\$0.00	
g. Drees Company	\$0.00	
h. Nelson Electric	\$0.00	
8.) Total Subcontractor Cost		\$2,410.00
9.) Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$120.50
10.) Subtotal (lines 4, 5, 6, 8 and 9)		\$7,889.70
11.) Insurance & Performance Bond @ 0.10%		\$78.90
12.) Total Cost (lines 10 & 11)		\$7,969.00
13.) Adjustment in Contract Time (calendar days):		0 days



# ***Burke*** ENGINEERING SALES CO. ***B.T.B. Limited***

G.R. (JERRY) GARDINER – PRESIDENT  
G.R. GARDINER - V.P., GENERAL MANAGER

SHIPPING ADDRESS;  
1725 4<sup>TH</sup> STREET, SIOUX CITY, IA. 51101

MAILING ADDRESS;  
P.O. BOX 1798, SIOUX CITY, IA 51102

P – 712-255-5091  
F – 712-255-3310

•ARCHITECTURAL HARDWARE • HOLLOW METAL DOORS AND FRAMES • WOOD & PLAM DOORS • COMPUTER FLOORS • ACOUSTICAL CEILING•

TO: Nick Badding  
CONTRACTOR: Badding Construction  
DATE: 10/13/222  
RE: Carroll Rec. Center ASI#5  
FROM: John Miller

## Hollow Metal:

1 EA. HM Frame F16-4 534 3070 LH ASA PA/CL GALV primered steel transom frame.  
8 EA. 575EMA and 8 mas bolts  
1 EA. Wood door 3070F LH 161C plain sliced red oak factory finished.

## Finish Hardware:

3 EA. Hinges 5BB1 4.5 x 4.5 652  
1 EA. Classroom lock ND70PD RHO 626  
1 EA. Closer 4040XP SCUSH SRI AL  
1 EA. Kick plate 10x34630

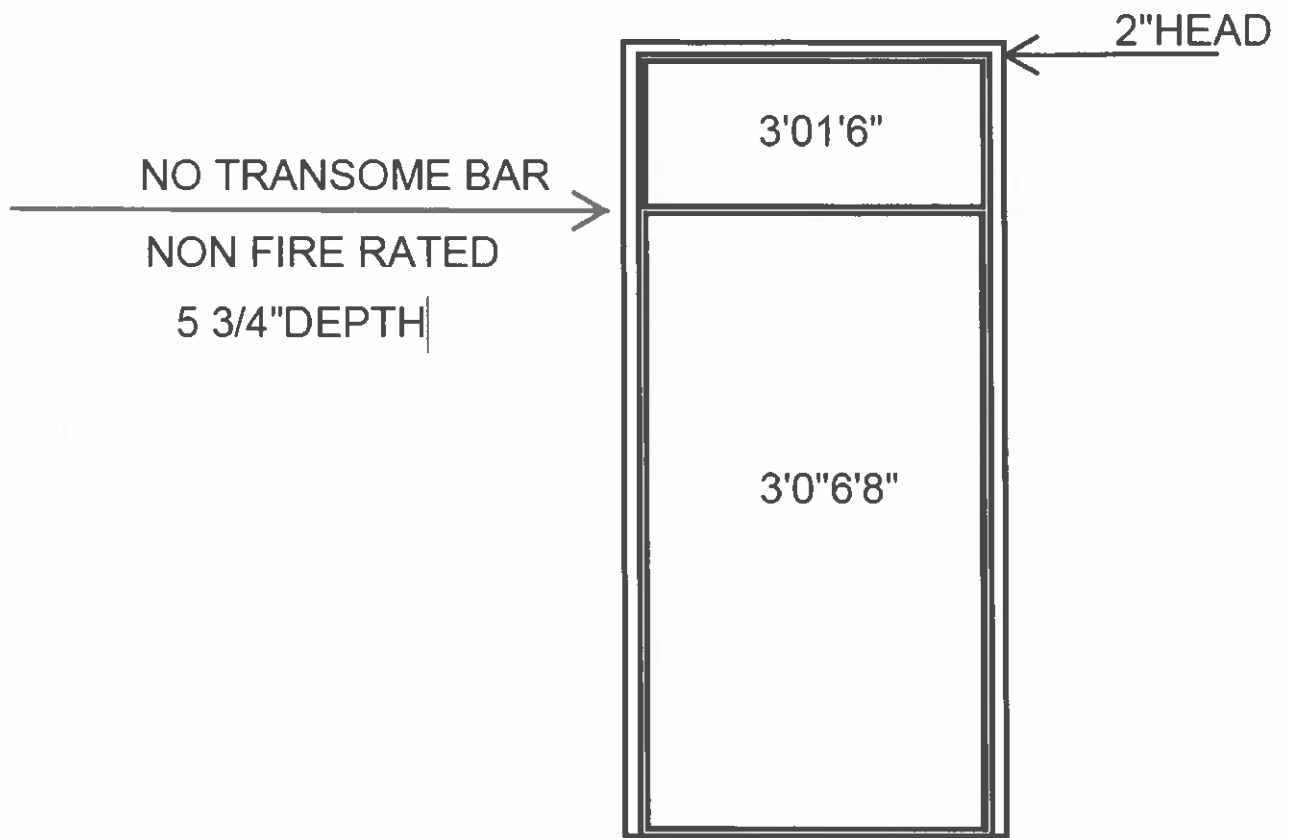
**Lead time: N/A**

**Total: 2527.00**

**MATERIAL ONLY NO TAX**

***Please REVIEW THIS QUOTE CAREFULLY TO INSURE ALL THE ITEMS YOU NEED HAVE BEEN INCLUDED.***

***Thank you for your business!***



**Chuck Steeples, President**  
**Selective Demolition Services of Iowa**

Slechta Masonry, Inc.

605 S 15th Street  
Denison, IA 51442

# Estimate

Date	Estimate #
10/17/2022	1092

Name / Address
BADDING CONSTRUCTION 814 W 9TH STREET CARROLL, IA 51401

			Project
Description	Qty	Cost	Total
Toothings in brick for Womens Locker Room North Door ASI 05 at Carroll Rec Center		1,320.00	1,320.00
Thank you for your business.		<b>Total</b>	\$1,320.00

Customer Signature \_\_\_\_\_

Ragaller Drywall LLC

Date 10/25/2022

JOB: Carroll Rec Center  
ASI 05

*Cost Breakdown*

Description of Work	Material	Labor	Equip	Sub	TOTAL
Fix soffit above door after door is installed	\$ 25	\$ 260			\$ 285
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Sub-Total Cost	\$ 25	\$ 260	\$ -	\$ -	\$ 285
Sales Tax	\$ 2				\$ 2
Total Cost	\$ 27	\$ 260	\$ -	\$ -	\$ 287
Mark Up	\$ 3	\$ 26	\$ -	\$ -	\$ 29
Total	\$ 29	\$ 286	\$ -	\$ -	\$ 315



## Nick Badding

---

**From:** joe@randyjanningtile.com  
**Sent:** Monday, October 17, 2022 2:26 PM  
**To:** Nick Badding  
**Subject:** Re: ASI 05 - Women's Locker 120A North Door

correct.  
no change for us

On Oct 17, 2022, at 1:15 PM, Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)> wrote:

Scott, Joe, & Craig,  
Can you I assume you don't have any additional cost with this change?  
Thanks  
Nick

### NICK BADDING

President

<image001.jpg>

814 West 9<sup>th</sup> St. • Carroll, IA 51401  
Phone (712) 792-4123  
Fax (712) 792-6719

---

**From:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Sent:** Friday, October 14, 2022 8:19 AM  
**To:** Chuck Steeples - Selective Demolition of Iowa <[crs.sdsfiowa@gmail.com](mailto:crs.sdsfiowa@gmail.com)>; Darren Slechts - Slechts Masonry <[slechtainc@gmail.com](mailto:slechtainc@gmail.com)>; Todd Slechts - Slechts Masonry <[slechtamasonry@gmail.com](mailto:slechtamasonry@gmail.com)>; Mark Ragaller - Ragaller Drywall <[mark@ragallerdrywall.com](mailto:mark@ragallerdrywall.com)>; Scott Janning - Kenneth Janning & Sons Inc <[kjanningflooring@gmail.com](mailto:kjanningflooring@gmail.com)>; Joe Janning - Randy Janning Tile & Marble <[joe@randyjanningtile.com](mailto:joe@randyjanningtile.com)>; Randy Janning - Randy Janning Tile <[rjjanning@msn.com](mailto:rjjanning@msn.com)>; craigluchtel@yahoo.com; Matt Owen - Drees Company <[mowen@dreesco.com](mailto:mowen@dreesco.com)>; Gary Erps - Nelson Electric <[gary.erps@nelsonelectric.biz](mailto:gary.erps@nelsonelectric.biz)>  
**Cc:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Subject:** RE: ASI 05 - Women's Locker 120A North Door

Reminder, I need this pricing by noon Monday.  
Thanks  
Nick

### NICK BADDING

President

<image001.jpg>

814 West 9<sup>th</sup> St. • Carroll, IA 51401  
Phone (712) 792-4123  
Fax (712) 792-6719

Kenneth Janning & Sons, Inc.

18132 Hwy 71 North  
Carroll, IA 51401

## Estimate

DATE	ESTIMATE NO.
10/26/2022	145

NAME / ADDRESS
Badding Construction 814 West 9th St. Carroll, IA 51401

			PROJECT
			Rec Center, Carroll
DESCRIPTION	COST	CLASS	TOTAL
ASI 05 - Women's Locker 120A North Door	275.00		275.00
		<b>TOTAL</b>	\$275.00

## Nick Badding

---

**From:** Matt Owen <mowen@dreesco.com>  
**Sent:** Friday, October 14, 2022 8:55 AM  
**To:** Nick Badding  
**Subject:** RE: ASI 05 - Women's Locker 120A North Door

Nothing from us on this one Nick  
Thanks



**Matt Owen**  
**Project Manager/Estimator**  
**Mechanical Division**

Drees Co. | 609 N. Carroll Street, Carroll, Iowa 51401  
☎ Phone: 712 792 2863 Ext 113 | 📠 Fax: 712 792 2869 | ✉: [mowen@dreesco.com](mailto:mowen@dreesco.com)  
[www.dreesco.com](http://www.dreesco.com) | Drees Co.

---

**From:** Nick Badding <nbadding@baddingconstruction.com>  
**Sent:** Friday, October 14, 2022 8:19 AM  
**To:** Chuck Steeples -Selective Demolition of Iowa <crs.sdsfiowa@gmail.com>; Darren Slechts - Slechts Masonry <slechtainc@gmail.com>; Todd Slechts - Slechts Masonry <slechtamasonry@gmail.com>; Mark Ragaller - Ragaller Drywall <mark@ragalldrywall.com>; Scott Janning - Kenneth Janning & Sons Inc <kjanningflooring@gmail.com>; Joe Janning - Randy Janning Tile & Marble <joe@randyjanningtile.com>; Randy Janning - Randy Janning Tile <rjjanning@msn.com>; craigluchtel@yahoo.com; Matt Owen - Drees Company <mowen@dreesco.com>; Gary Erps - Nelson Electric <gary.erps@nelsonelectric.biz>  
**Cc:** Nick Badding <nbadding@baddingconstruction.com>  
**Subject:** RE: ASI 05 - Women's Locker 120A North Door

Reminder, I need this pricing by noon Monday.  
Thanks  
Nick

**NICK BADDING**  
President



814 West 9<sup>th</sup> St. • Carroll, IA 51401  
Phone (712) 792-4123  
Fax (712) 792-6719



October 11, 2022

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, Iowa  
ASI 05 – Women's Lockers 120A North Door

TO: Burke Engineering  
Selective Demolition  
Slechta Masonry  
Ragaller Drywall  
Kenneth Janning & Sons  
Randy Janning Tile  
K & D Painting  
Drees Company  
Nelson Electric

Please find attached ASI 05 – Women's Lockers 120A North Door for the Carroll Recreation Center Building Improvements Project 2021 in Carroll, Iowa.

Please review the ASI and provide cost changes to me by noon Monday, October 17<sup>th</sup>.

Give me a call if you have any questions.

Thanks

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

enc.

## architect's supplemental instructions #05

**Date of Issuance:** 10.10.2022

**Project:** Carroll Recreation Center Building Improvements 2021

**Project No.:** 3003.272.01

**File No.:** 12.07

**Owner:** City of Carroll

**Contract for:** Carroll Recreation Center

**To:** Nick Badding, Badding Construction

**Contract Date:** June 16<sup>th</sup>, 2022

**Distribution:** Tony Badding, Badding Construction  
Larry Bruggerman, Badding Construction  
Chad Tiemeyer, City of Carroll

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect. **If any Contractor does not accept this ASI without a change in Cost or Time they must notify RDG by return of this ASI with appropriate acknowledgement indicated below within 14 days of issuance of the ASI. If no response is received within this 14 day period, or the Contractor proceeds with instructions without response, the ASI may be initiated at no change in Contract Cost or Contract Time. Any change in Cost or Time must be submitted as a proposal to RDG within 21 days of the ASI issuance and requires Owner approval prior to proceeding.**

### Description:

As a direct response to RFI #09 – Women's Lockers 120 Existing North Door, the following modifications to the contract documents are proposed, as described:

**1. A01.12 – FLOOR PLAN LEVEL 1**

- a. **REVISE** North door into WOMEN'S LOCKERS 120, , labeled as door 120A. (As listed in updated Door Schedule on A10.01.)

**2. A02.01 – ENLARGED PLANS**

- a. Detail A1  
i. **REVISE** North door into WOMEN'S LOCKERS 120, labeled as door 120A. (As listed in updated Door Schedule on A10.01.)

**3. A10.01 – DOOR-WINDOW SCHEDULE-TYPES**

- a. **ADD** door 120A to 'DOOR AND FRAME SCHEDULE', as shown.

- Coordinate existing construction with new HM frame anchoring.
- Tooth-In existing brick after cutting in new door, as required. Match existing interior, surrounding brick.
- Door 120A to match existing, adjacent wood door, wood transom panel, and HM Frame.

### Attachment:

**1. A01.12, A02.01, A10.01**

Issued By: Brad Rodenburg, AIA - RDG



RDG Planning & Design

10.10.2022

Receipt Acknowledged as Follows:

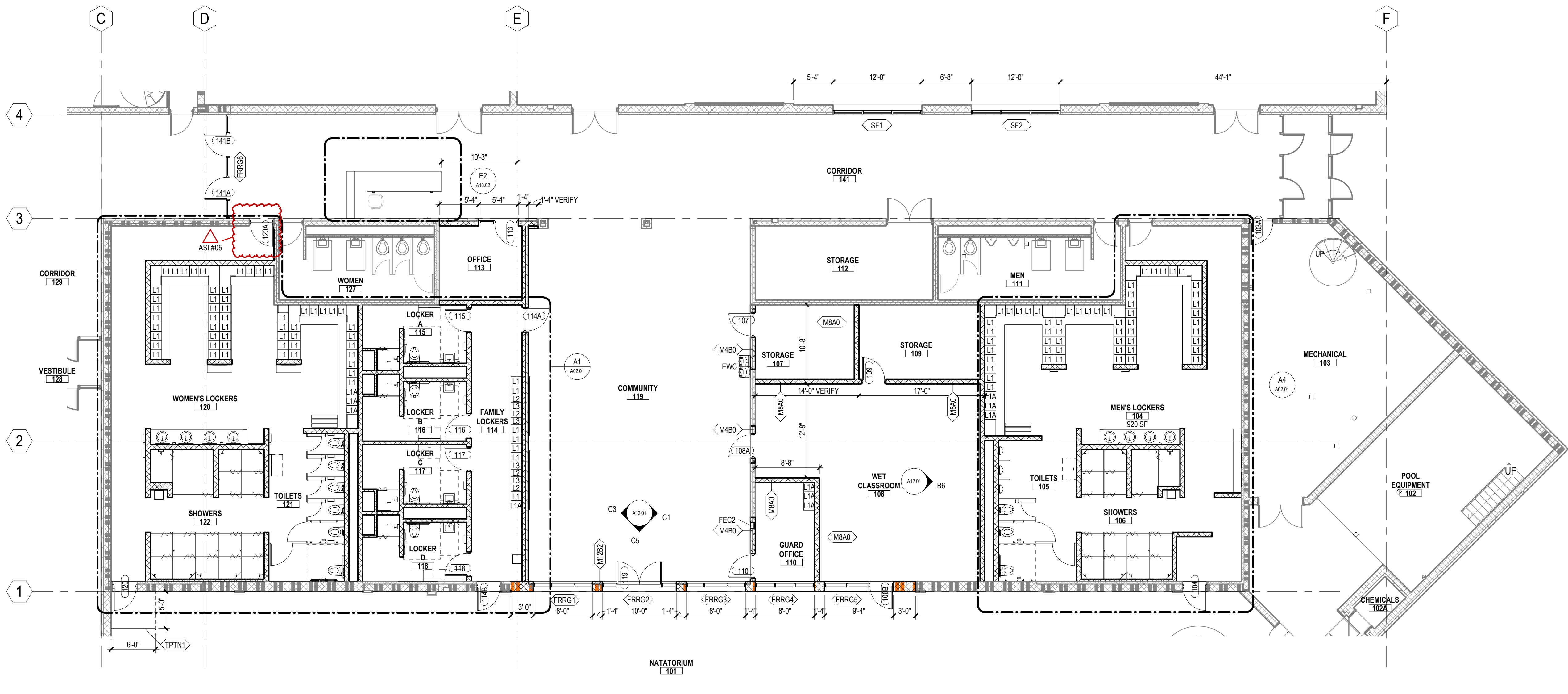
- [ ] Accepted. No change in cost or time.  
[ ] Request for change in cost or time will be submitted within 21 days of date of ASI.

Contractor (Signature) \_\_\_\_\_



DATE: 2021.04.14  
PWS MADE: 10/10/2022 3:26:05 PM

! A1 LEVEL 1 PLAN - BASE BID  
1/8" = 1'-0"



## ARCHITECTURAL GENERAL NOTES

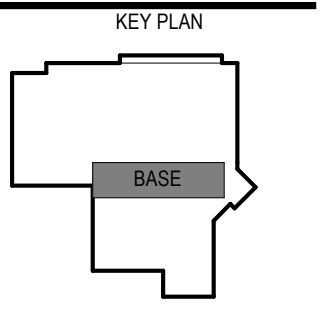
- GENERAL
- CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION.
- WHEN DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE BIDDER SHALL REQUEST WRITTEN CLARIFICATION PRIOR TO BIDDING AND CONSTRUCTION. IF NOT CLARIFIED PRIOR TO BIDDING, THE FOLLOWING PRECEDENCE SHALL BE USED TO DETERMINE SCOPE OF THE BID: SIZE/QUANTITY CONTROLLED BY DRAWINGS, MATERIAL QUALITY CONTROLLED BY SPECIFICATION. FINAL INTERPRETATION MUST BE ISSUED BY THE ARCHITECT/ENGINEER PRIOR TO MATERIAL FABRICATION OR CONSTRUCTION.
- FLOORS
- PLACE VAPOR RETARDERS DIRECTLY BELOW ALL CONCRETE INTERIOR SLABS ON-GRADE UNLESS A WATERPROOFING MEMBRANE IS INDICATED.
- SEE DRAWING A11.01 FOR TYPICAL FLOOR TRANSITION CONDITIONS.
- ALL SIDEWALKS AND STOOPS SLOPE 1/2" FOOT MINIMUM AWAY FROM BUILDING.
- PROVIDE RAISED CONCRETE EQUIPMENT PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. COORDINATE EXACT PAD SIZE AND LOCATION BASED ON EQUIPMENT PROVIDED. PADS EXTEND 4" MINIMUM BEYOND EACH SIDE OF THE EQUIPMENT BASE OR AS OTHERWISE INDICATED.
- SLOPE CONCRETE FLOOR SLABS TO DRAINS. DRAINS SET 1/2" BELOW TYPICAL ROOM FLOOR FINISH ELEVATION WITH FLOORS UNIFORMLY SLOPING TO DRAIN UNLESS NOTED OTHERWISE. SET DRAINS FLUSH WITH FLOOR FINISH.
- WALLS/PARTITIONS
- WALL TYPES ARE SHOWN ON SHEET A00.10, SEE SHEET FOR ADDITIONAL WALL GENERAL NOTES.
- WATERPROOFING SHALL BE PLACED AT ALL WALLS WITH GRADE ELEVATION CHANGES ON OPPOSITE SIDES INCLUDING BASEMENTS, TUNNELS, ELEVATOR SHAFTS AND SIMILAR PITS.
- DETAILS
- ALL VISUAL DISPLAY BOARDS (CHD, MKRB, TKBD) ARE 6" HIGH WITH TOP AT -7'-0" AFF UNLESS NOTED OTHERWISE. CONFIRM VIA SHOP DRAWINGS.
- EXTERIOR LOUVERS ARE BY THE GC. SIZES IF NOT SHOWN ON ARCHITECTURAL SHALL BE SHOWN ON THE MECHANICAL DRAWINGS.

## KEYED FLOOR PLAN NOTES

## CARROLL RECREATION CENTER BUILDING IMPROVEMENTS 2021

716 NORTH GRANT ROAD  
CARROLL, IA 51401

CITY OF CARROLL, IA



ASB #05	10/10/2022
CONSTRUCTION BASE	10/10/2022
CONSTRUCTION DOCUMENTS	03/2022
ISSUANCE	DATE
PROJECT NO.	3003.272.01

RDG Planning & Design  
THESE DOCUMENTS HAVE BEEN PREPARED BY RDG AND ARE SPECIFICALLY FOR THE CARROLL RECREATION CENTER BUILDING IMPROVEMENTS 2021 PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG. ANY REPRODUCTION OF THESE DOCUMENTS WITHOUT THE WRITTEN APPROVAL OF RDG IS PROHIBITED.

THIS DRAWING MAY NOT REPRESENT ALL CHANGES THAT HAVE OCCURRED DURING BID OR CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS, APPENDIX AND THESE DOCUMENTS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

FLOOR PLAN  
LEVEL 1

A01.12

## CONSTRUCTION DOCUMENTS

ARCHITECT  
RDG Planning & Design  
100 N. Adams Blvd.  
Des Moines, IA 50309  
Phone: (515) 275-3600  
Fax: (515) 288-3141

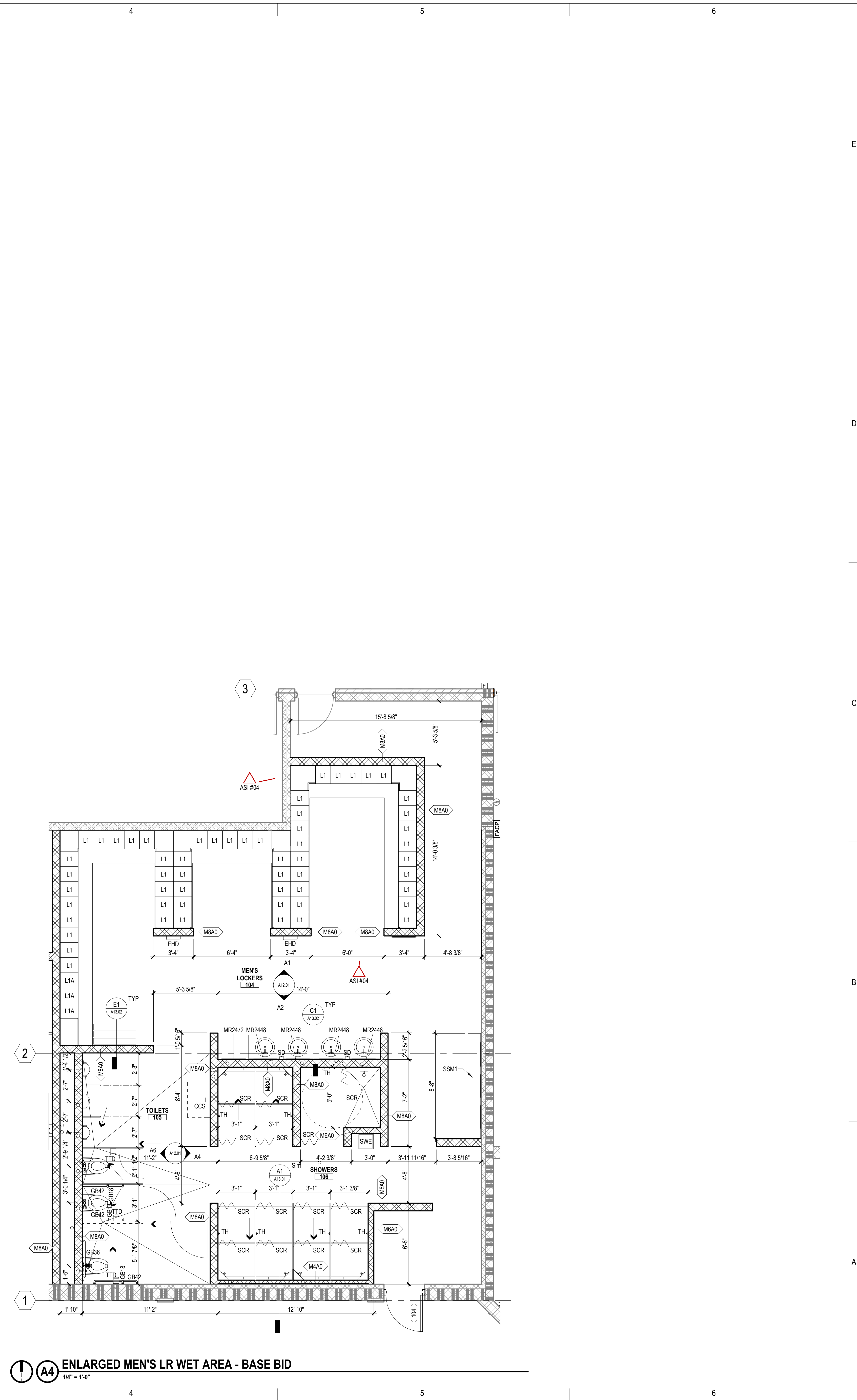
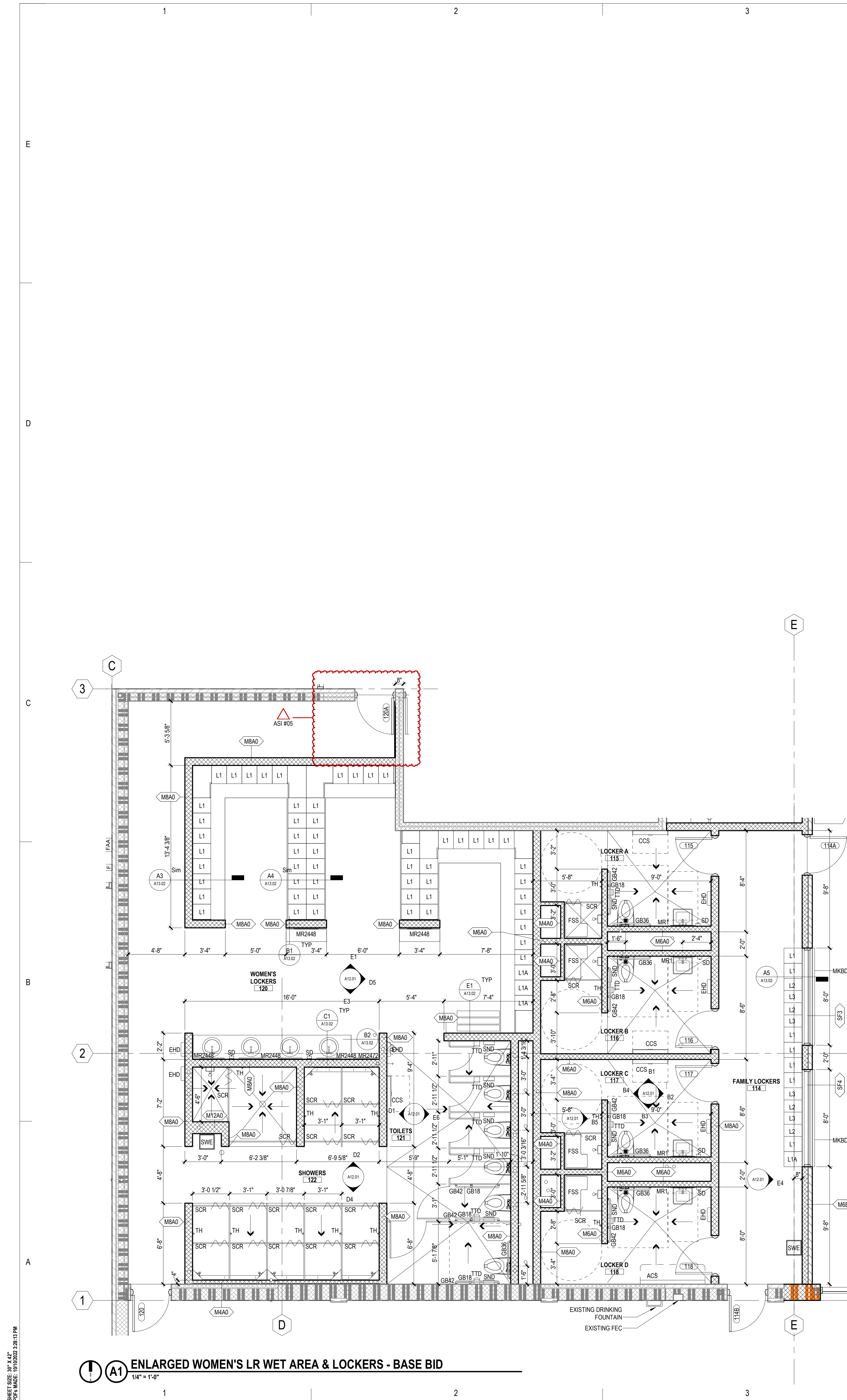
STRUCTURAL  
KPF Consulting Engineers  
100 N. Adams Blvd.  
Des Moines, IA 50309  
Phone: (515) 275-3600  
Fax: (515) 288-3141

PLUMBING/ELECTRICAL  
KCI Engineering  
100 N. Adams Blvd.  
Des Moines, IA 50309  
Phone: (515) 275-3600  
Fax: (515) 288-3141

CIVIL  
JEC Consulting  
100 N. Adams Blvd.  
Des Moines, IA 50309  
Phone: (515) 275-3600  
Fax: (515) 288-3141

RDG  
PLANNING • DESIGN







GENERAL DOOR AND BORROWED LIGHT NOTES

THE FOLLOWING NOTES APPLY TO ALL SCHEDULED DOORS, FRAMES AND BORROWED LIGHTS.

- DOOR FINISHES, NEW AND EXISTING:  
HM DOORS AND FRAMES, INTERIOR  
HM DOORS AND FRAMES, EXTERIOR  
ALUMINUM DOORS AND FRAMES  
WOOD DOORS  
WOOD FRAMES  
FRP DOOR AND FRAMES  
2. BORROWED LIGHT FINISHES, NEW AND EXISTING:  
HM FRAMES, INTERIOR  
ALUMINUM FRAMES  
WOOD FRAMES  
3. SEE WALL TYPES SHEET AND FLOOR PLANS FOR WALL INFORMATION.  
FIELD VERIFY EXISTING WALLS FOR TYPE AND THICKNESS AND PROVIDE FRAME ANCHORS  
AND THROAT DIMENSIONS TO CORRESPOND.  
4. HEAD, JAMB AND SILL DETAILS FOR DOORS AND BORROWED LIGHTS ARE TYPICAL TO THE WALL.  
CONSTRUCTION THEY ARE PLACED IN, UNLESS THE SCHEDULE DOES NOT INDICATE A HEAD,  
JAMB OR SILL DETAIL, THE TYPICAL DETAIL APPLIES.  
5. SEE SHEET A10.01 FOR TYPICAL DETAILS.  
6. DOOR THICKNESS IS 1 3/4" UNLESS NOTED OTHERWISE.  
7. EXISTING DOOR, FRAME, OR BORROWED LIGHT REFINISHING IS NOT REQUIRED UNLESS INDICATED  
IN THE DOOR AND FRAME SCHEDULED REMARKS.  
8. SEE SHEET A00.01 FOR GLAZING SCHEDULE.  
9. IF THERE IS A CONFLICT BETWEEN THE HARDWARE SPECIFICATION AND THE DOOR SCHEDULE,  
THE DOOR SCHEDULE CONTROLS. VERIFY PRIOR TO CONSTRUCTION.

DOOR AND FRAME SCHEDULE

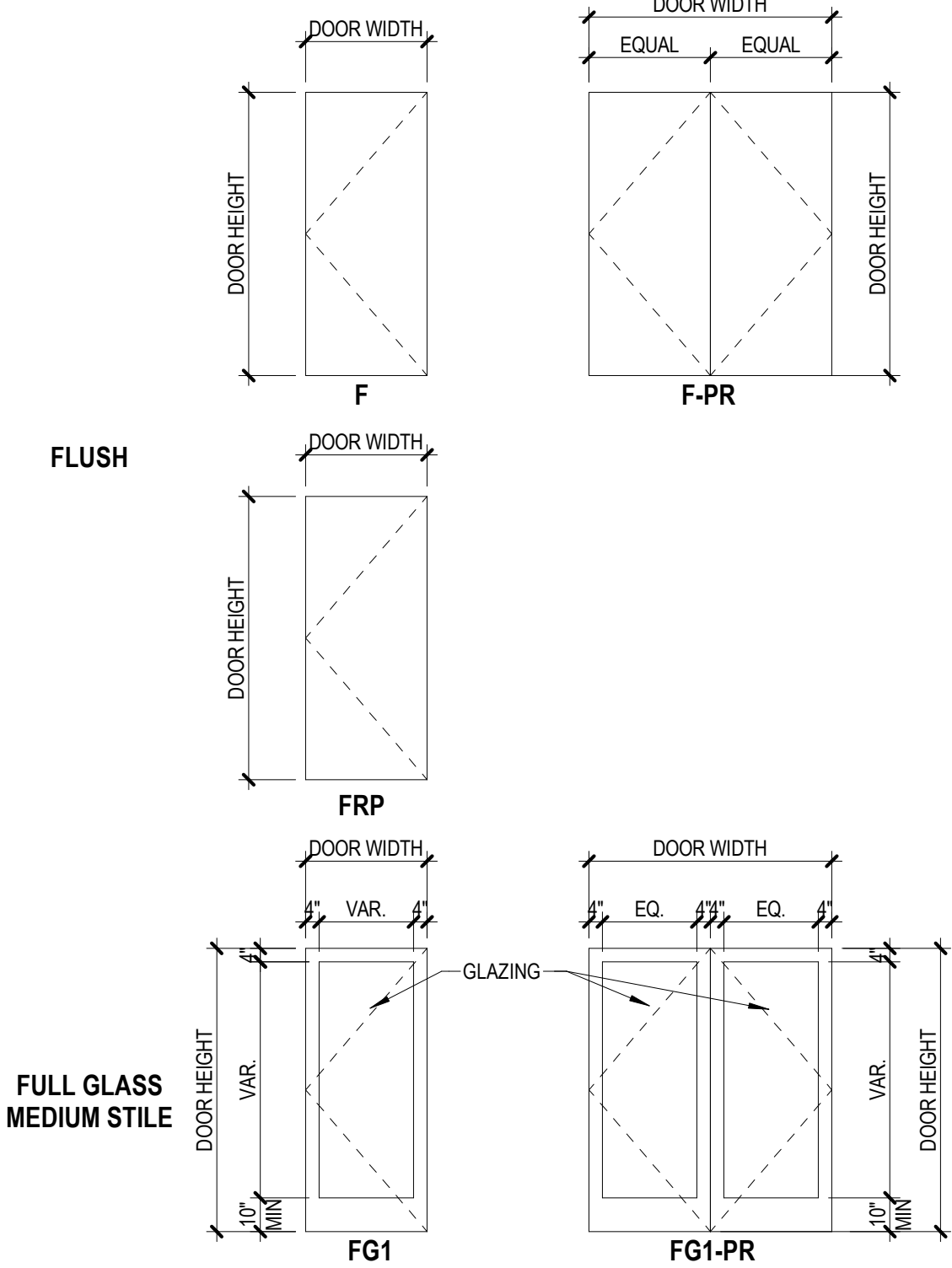
MARK	DOOR				FRAME				DETAILS			HARDWARE					REMARKS	REVISION	MARK
	WIDTH	HEIGHT	TYPE	MAT'L	TYPE	MAT'L	WALL TYPE	THROAT	HEAD	JAMB	SILL	FIRE RATING	HDWR GROUP	PANIC DEVICE	ACCESS CONTROL	ELECTRIFIED			
103A	3'-0"	7'-0"	FRP	FRP	M4	FRP	EXST	4 3/4"				90	15.0					ASI #01	103A
104	3'-0"	7'-0"	FRP	FRP	M4	FRP	EXST	4 3/4"				90	14.0					ASI #01	104
107	3'-0"	7'-0"	F	WD	T-M	HM	M8B0	4 3/4"					9.0						107
108A	3'-0"	7'-0"	F	WD	T-M	HM	M8B0	4 3/4"					5.0						108A
108B	3'-0"	7'-0"	FG1	AL		AL	AL	0"				90	6.0						108B
109	3'-0"	7'-0"	F	WD	T-M4	HM	M8A0	4 3/4"					7.0						109
110	3'-0"	7'-0"	F	WD	T-M	HM	M8B0	4 3/4"					11.0						110
113	3'-0"	7'-0"	F	WD	S-M	HM	M8B0	4 3/4"					10.0						113
114A	3'-0"	7'-0"	F	WD	T-M	HM	M8B0	4 3/4"	--	--	--		13.0						114A
114B	3'-0"	7'-0"	FRP	FRP	M4	FRP	EXST	4 3/4"	--	--	--	90	17.0					ASI #01	114B
115	3'-0"	7'-0"	F	WD	T-M4	HM	M8A0	4 3/4"	--	--	--		12.0						115
116	3'-0"	7'-0"	F	WD	T-M4	HM	M8A0	4 3/4"	--	--	--		12.0						116
117	3'-0"	7'-0"	F	WD	T-M4	HM	M8A0	4 3/4"	--	--	--		12.0						117
118	3'-0"	7'-0"	F	WD	T-M4	HM	M8A0	4 3/4"	--	--	--		12.0						118
119	6'-0"	7'-0"	FG1-PR	AL		AL	AL	4 3/4"					3.0	*					119
120	3'-0"	7'-0"	FRP	FRP	M4	FRP	EXST	4 3/4"				90	16.0					ASI #01	120
120A	3'-0"	7'-0"	F	WD	T-M	HM	EXST	4 3/4"					14.0					ASI #05	120A
141A	3'-0"	7'-0"	FG1	AL		AL	AL	0"					1.0	*					141A
141B	3'-0"	7'-0"	FG1	AL		AL	AL	0"					1.0	*					141B

DOOR AND FRAME SCHEDULE - ADD ALTERNATE #1

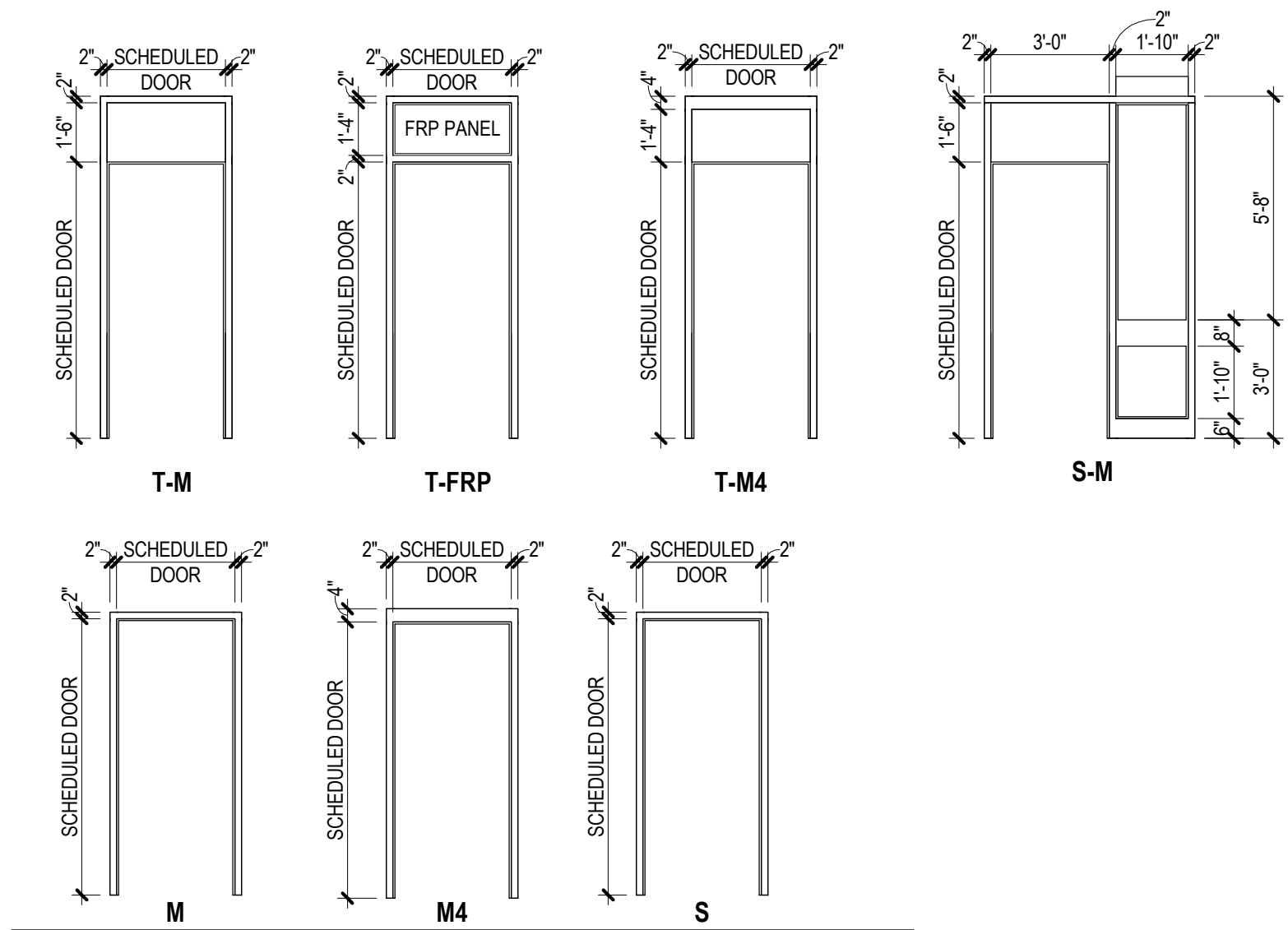
MARK	DOOR				FRAME				DETAILS			HARDWARE					REMARKS	REVISION	MARK
	WIDTH	HEIGHT	TYPE	MAT'L	TYPE	MAT'L	WALL TYPE	THROAT	HEAD	JAMB	SILL	FIRE RATING	HDWR GROUP	PANIC DEVICE	ACCESS CONTROL	ELECTRIFIED			
103C	3'-0"	7'-0"					MBB1					60	--				ELEVATOR DOOR - LEVEL 1		103C
103D	3'-0"	7'-0"					MBB1					60	--				ELEVATOR DOOR - LEVEL 2		103D
143-1	6'-0"	7'-0"	F-PR	HM	M4	HM	EXST	4 3/4"					4.0						143-1
143-2	6'-0"	7'-0"	F-PR	HM	M4	HM	EXST	4 3/4"					4.0						143-2
143-3	6'-0"	7'-0"	F-PR	HM	M4	HM	EXST	4 3/4"					4.0						143-3
143-4	6'-0"	7'-0"	F-PR	HM	M4	HM	EXST	4 3/4"					4.0						143-4
145	3'-0"	7'-2"	FG1	AL		AL	AL	0"					2.0	*	*	*			145
201	7'-0"	7'-0"	F-PR	HM	S	HM	S3A0	4 7/8"					4.0						201
207	6'-0"	7'-0"	F-PR	HM	S	HM	S3B2	6 1/8"				90	18.0						207

SINGLE

PAIR

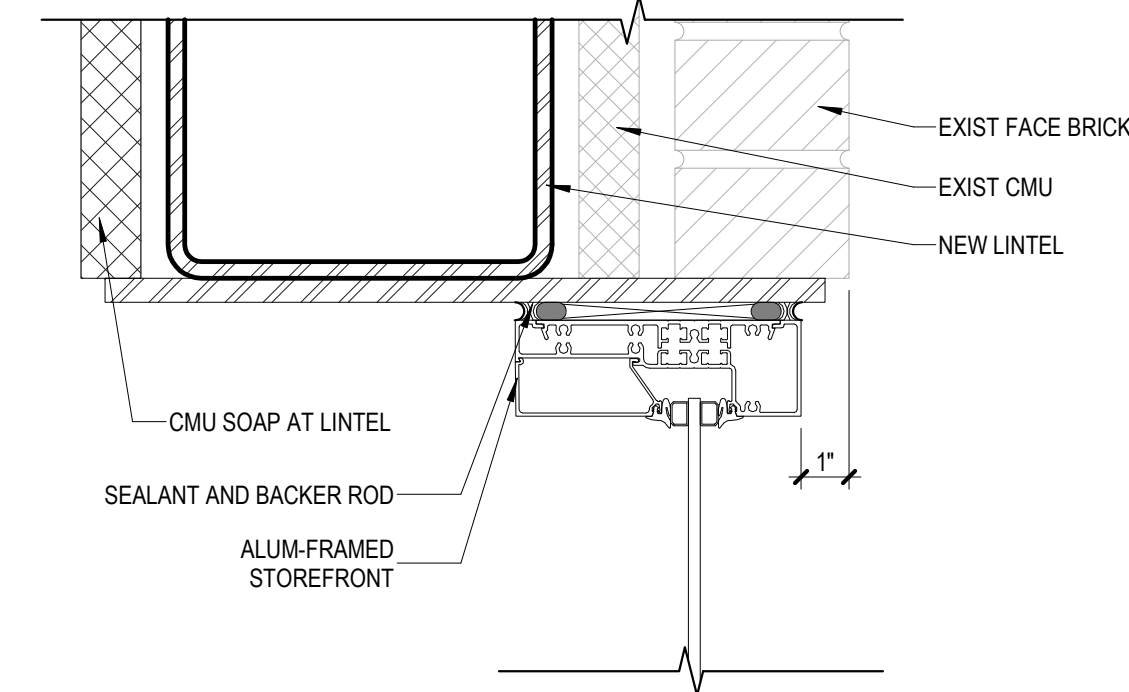


DOOR TYPES

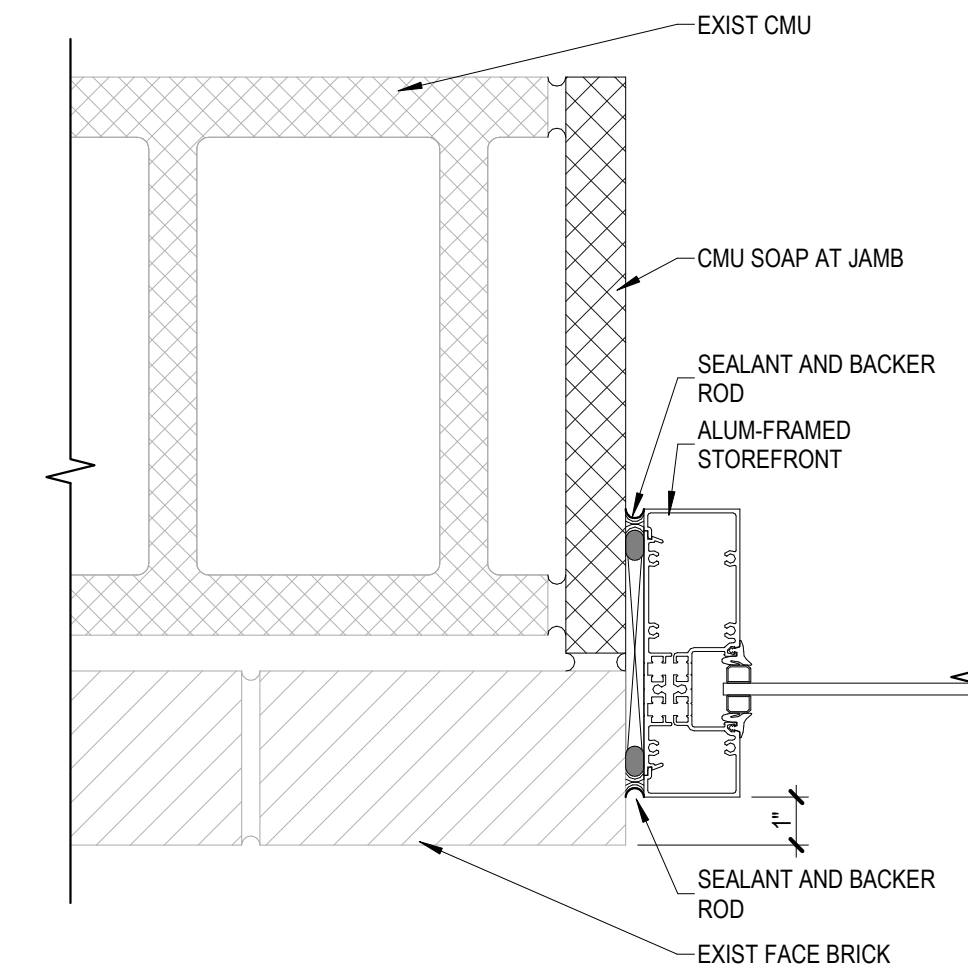


FRAME TYPES

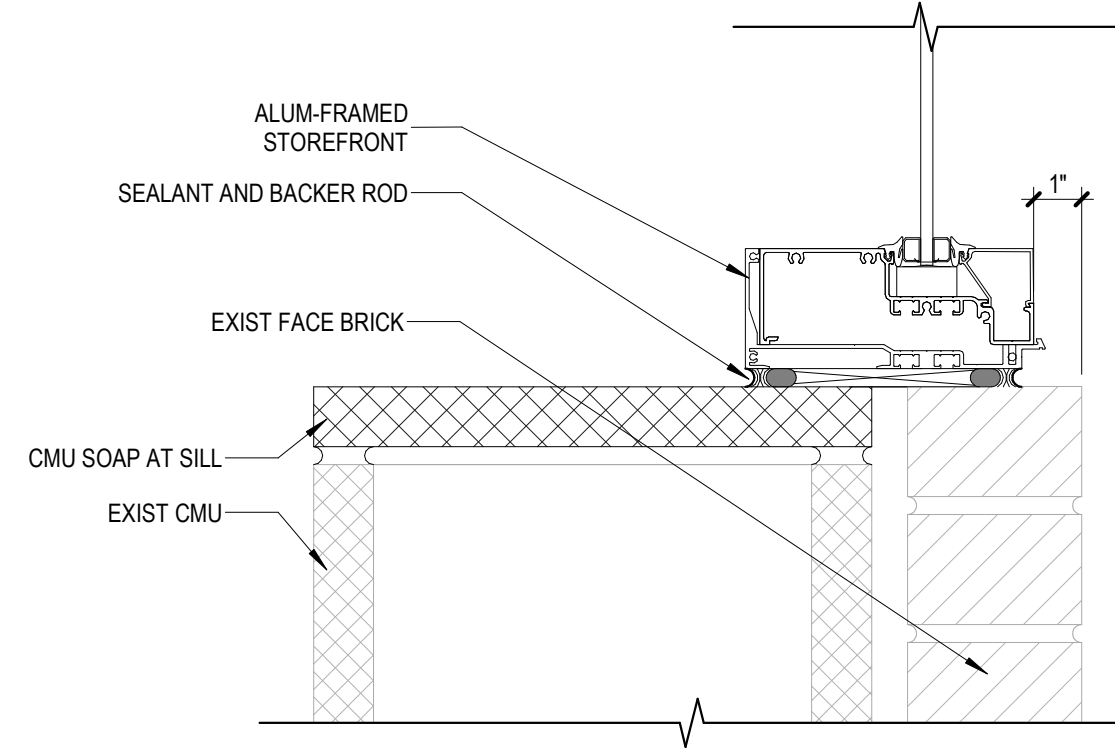
C4 INT SF HEAD EXIST BRICK ON CMU  
3" = 1'-0"



C5 INT SF JAMB @ EXIST BRICK ON CMU  
3" = 1'-0"

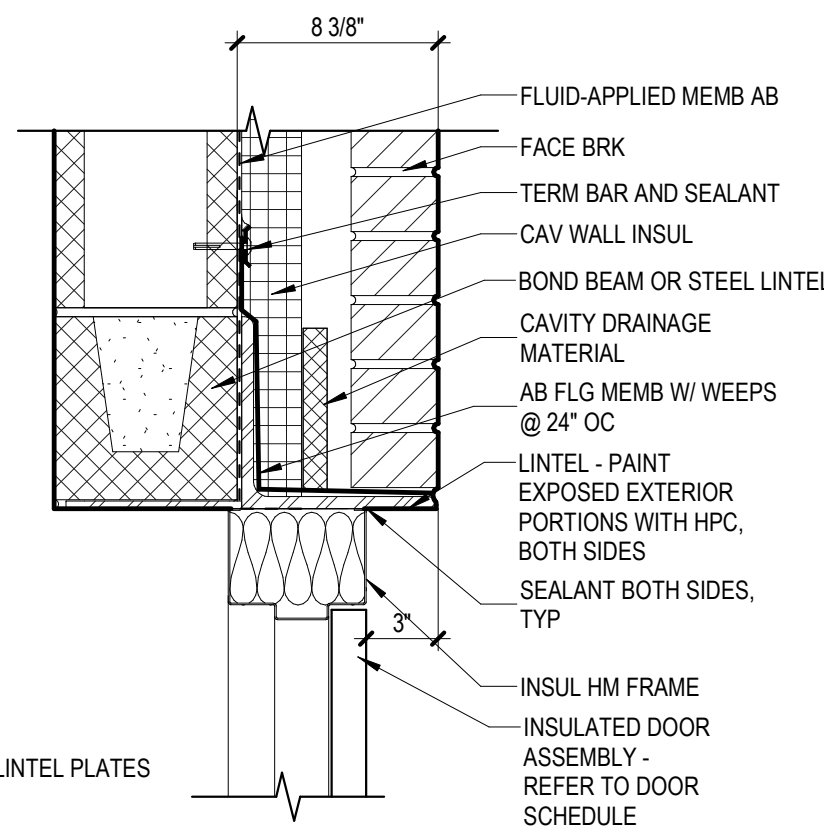


C6 INT SF SILL EXIST BRICK ON CMU  
3" = 1'-0"

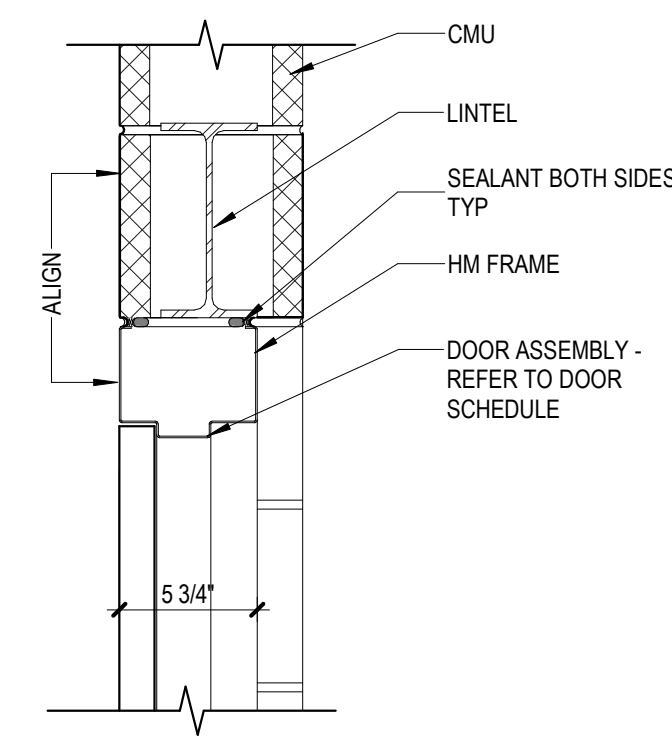


NOTE: TRIM BRICK FOR LINTEL PLATES  
THICKER THAN 3/8"

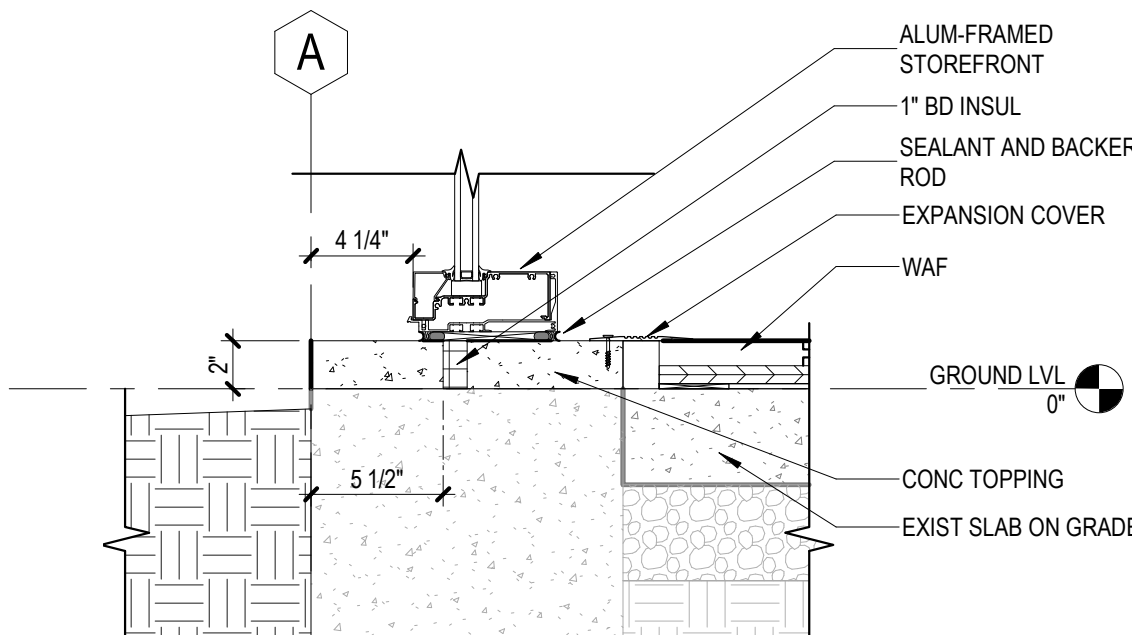
B4 HM DOOR HEAD @ EXT CMU/BRICK WALL  
1 1/2" = 1'-0"



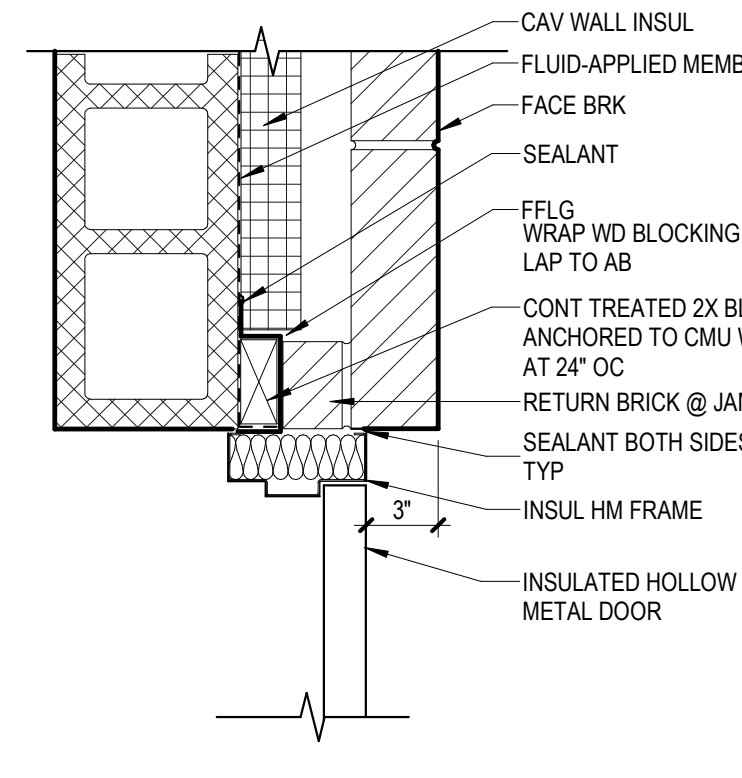
B5 HM DOOR HEAD @ INT CMU WALL  
1 1/2" = 1'-0"



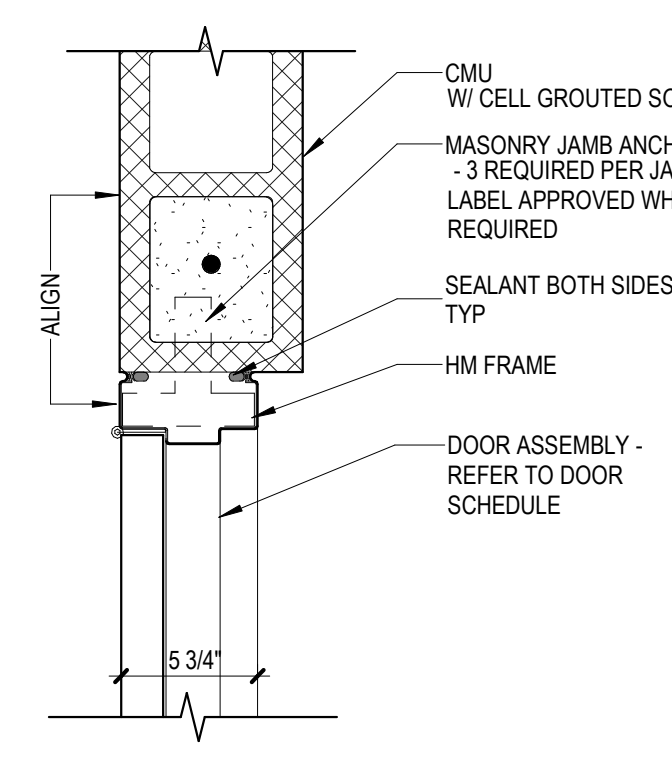
A3 SILL DTL @ EXISTING FOUNDATION  
1 1/2" = 1'-0"



A4 HM DOOR JAMB @ EXT CMU/BRICK WALL  
1 1/2" = 1'-0"



A5 HM DOOR JAMB @ INT CMU WALL  
1 1/2" = 1'-0"





**Badding Construction**

814 West 9th Street

Carroll, Iowa 51401

P: (712) 792-4123

F: (712) 792-6719

**Project: 22-025 Carroll Recreation Center -****Building Improvements Project 2021**

716 North Grant Road

Carroll, Iowa 51401

P: 712-792-5400

## RFI #9: Women's Lockers 120 Existing North Door

<b>Status</b>	Open		
<b>To</b>	Brad Rodenburg (RDG Planning & Design)	<b>From</b>	Nick Badding (Badding Construction) 814 West 9th Street Carroll, Iowa 51401
<b>Date Initiated</b>	Oct 6, 2022	<b>Due Date</b>	Oct 11, 2022
<b>Cost Impact</b>	Yes (Unknown)	<b>Schedule Impact</b>	TBD
<b>Spec Section</b>			
<b>Drawing Number</b>	AD0.11		
<b>Linked Drawings</b>			
<b>Received From</b>	Nick Badding (Badding Construction)		
<b>Copies To</b>	Larry Bruggeman (Badding Construction), Bill Kunecke (Badding Construction)		

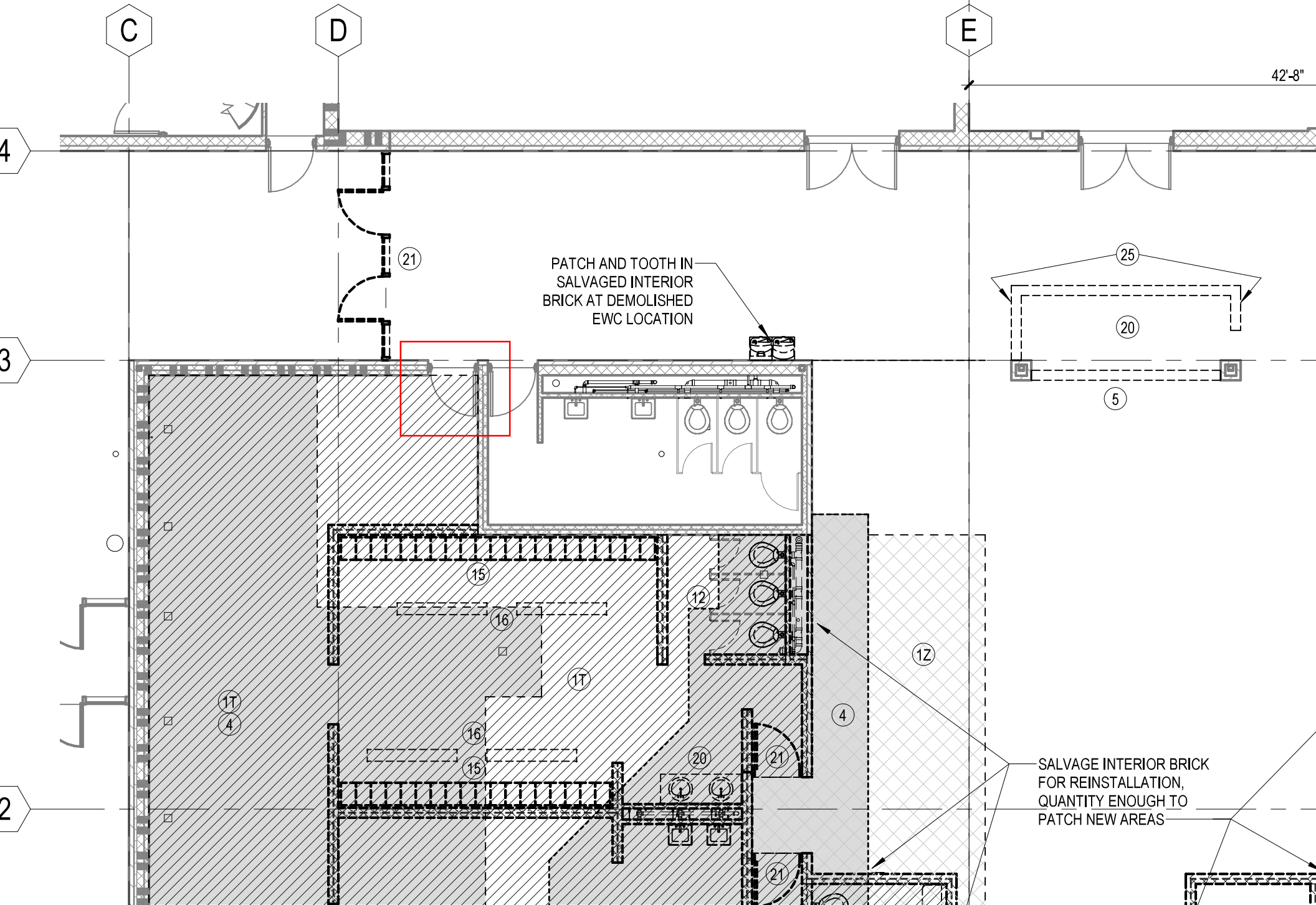
### Activity

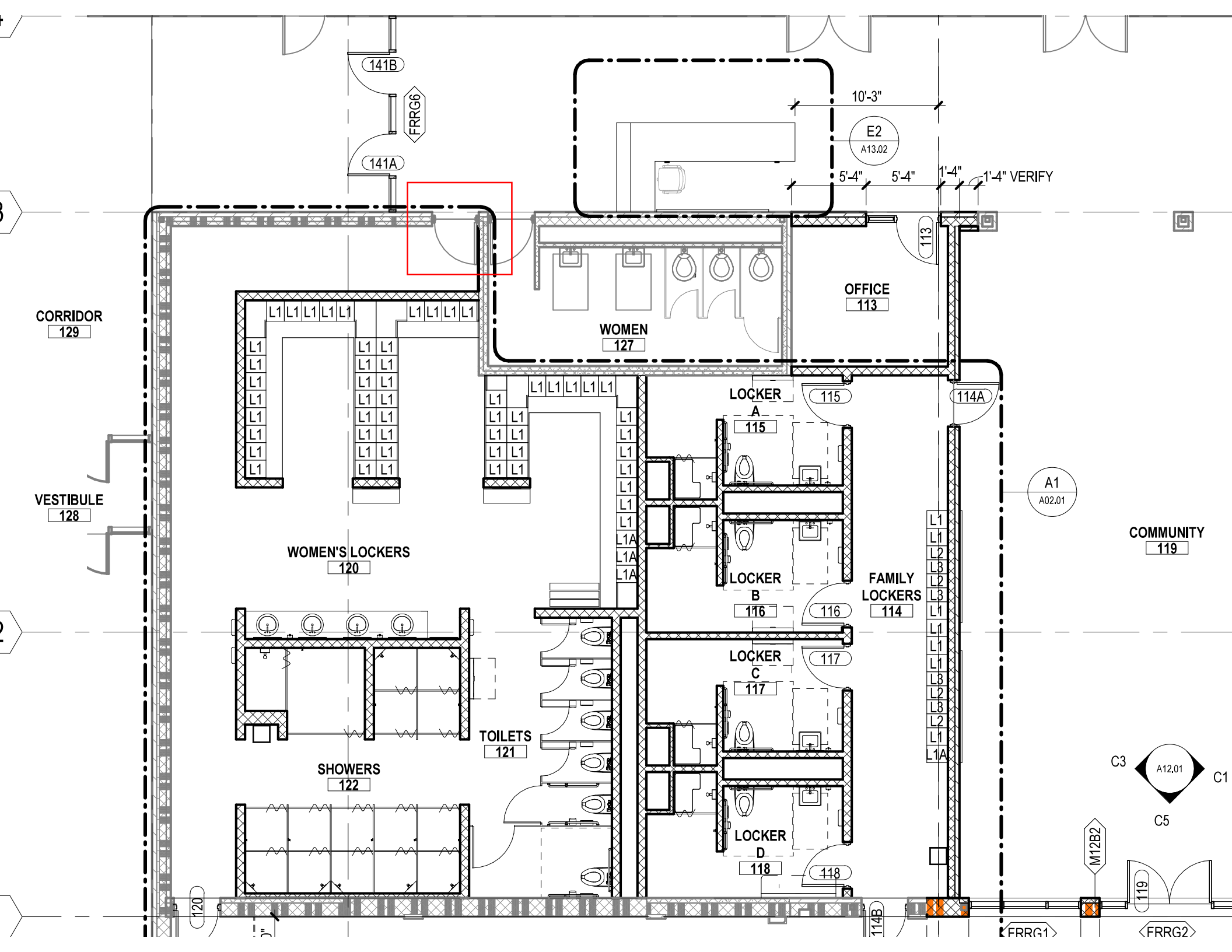
**Question****Question from Nick Badding Badding Construction on Thursday, Oct 6, 2022 at 07:56 AM CDT**

The door entering the north side of Women's Lockers 120 doesn't exist. This is the door shown west of Women 127.

**Attachments**[RFI 09 - Women's Lockers 120 Existing North Door.pdf](#)*Awaiting an Official Response*

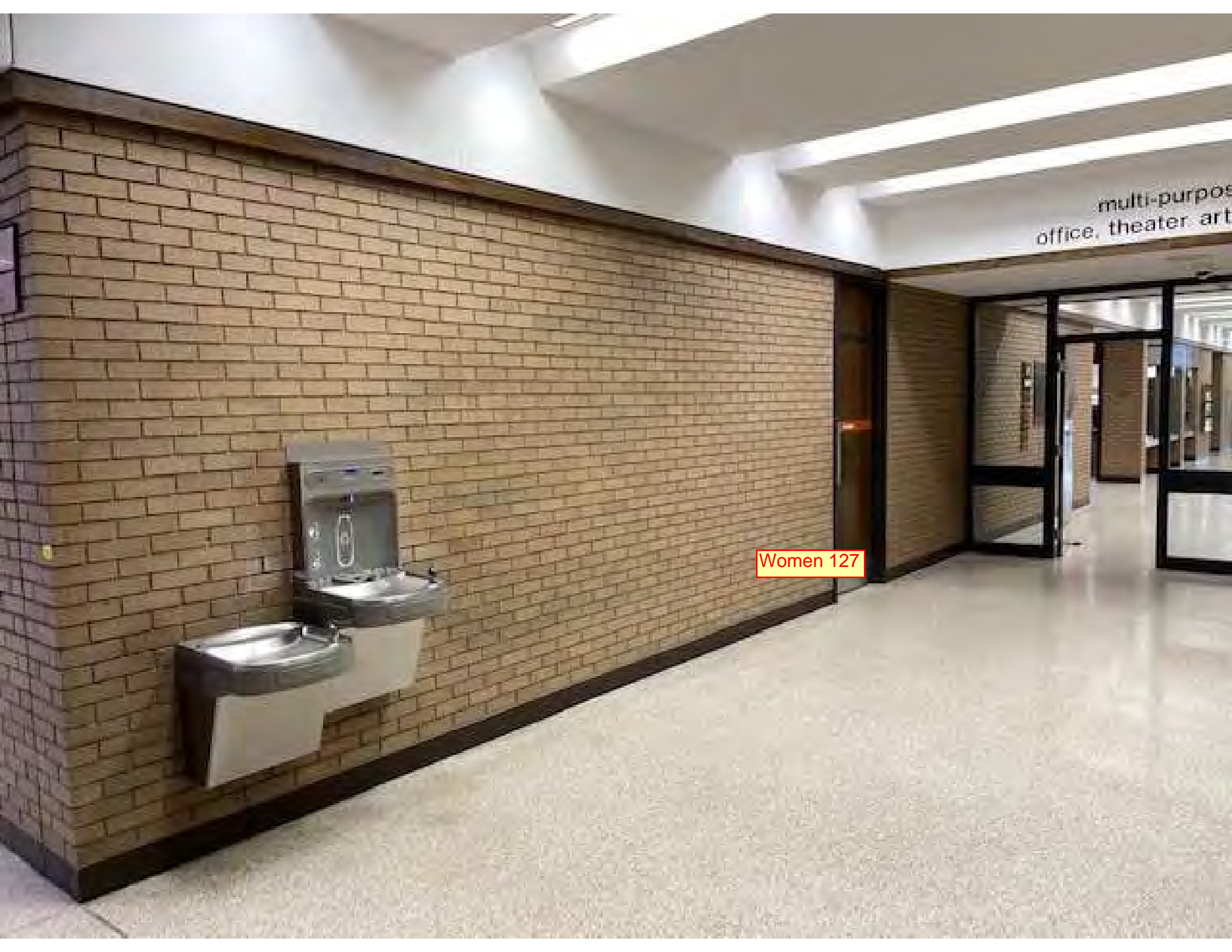
1/8" = 1'-0"







Women 127



Women 127



October 13, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
ASI 06 – Door Security

Brad,

Per your request, please find listed below and attached the cost associated with lock changes per ASI 06 – Door Security. Note the change to opening 120A, added through ASI #05, will be included with ASI #05 pricing.

Total Cost: \$ 1,070.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

**Project :**     **Carroll Recreation Center**  
                  **Building Improvements Project 2021**  
**Contractor:** **Badding Construction Company**  
                  **Carroll, Iowa**

**Reference: ASI 06 - Door Security**  
**Doors 104, 120, 103A, 114B & 104A**  
**Date: 10/13/2022**

1.)	Labor	\$170.00	
2.)	Materials	\$793.00	
3.)	Equipment	\$0.00	
4.)	Subtotal (lines 1 thru 3)		\$963.00
5.)	Overhead & Profit (10.0% of line 4)		\$96.30
6.)	Premium Time on Contract Work		\$0.00
7.)	Subcontractor's		
	a.	\$0.00	
	b.	\$0.00	
	c.	\$0.00	
	d.	\$0.00	
	e.	\$0.00	
	f.	\$0.00	
	g.	\$0.00	
	h.	\$0.00	
8.)	Total Subcontractor Cost		\$0.00
9.)	Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$0.00
10.)	Subtotal (lines 4, 5, 6, 8 and 9)		\$1,059.30
11.)	Insurance & Performance Bond @ 0.10%		\$10.59
12.)	Total Cost (lines 10 & 11)		\$1,070.00
13.)	Adjustment in Contract Time (calendar days):		0 days

# ***Burke*** ENGINEERING SALES CO. ***B.T.B. Limited***

G.R. (JERRY) GARDINER – PRESIDENT  
G.R. GARDINER - V.P., GENERAL MANAGER

SHIPPING ADDRESS;  
1725 4<sup>TH</sup> STREET, SIOUX CITY, IA. 51101

MAILING ADDRESS;  
P.O. BOX 1798, SIOUX CITY, IA 51102

P – 712-255-5091  
F – 712-255-3310

•ARCHITECTURAL HARDWARE • HOLLOW METAL DOORS AND FRAMES • WOOD & PLAM DOORS • COMPUTER FLOORS • ACOUSTICAL CEILING•

TO: Nick Badding  
CONTRACTOR: Badding Construction  
DATE: 10/13/222  
RE: Carroll Rec. Center ASI#6  
FROM: John Miller

Hollow Metal:N/A

Finish Hardware:  
Delete 4 passage latches ND10S RHO 626  
Add 3 ND70PD RHO 626 Classroom locks  
Add 2 ND66PD RHO 626 double cylinder locks

Lead time: N/A

Total: 793.00

MATERIAL ONLY NO TAX

**PLEASE REVIEW THIS QUOTE CAREFULLY TO INSURE ALL THE ITEMS YOU NEED HAVE BEEN INCLUDED.**  
**~QUOTES OLDER THAN 30 DAYS ARE SUBJECT TO REPRICING.**

*Thanks!*  
*John T. Miller*

***Thank you for your business!***





October 12, 2022

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, Iowa  
ASI 06 – Door Security – Keying Meeting

TO: Burke Engineering

Please find attached ASI 06 – Door Security Keying Meeting for the Carroll Recreation Center Building Improvements Project 2021 in Carroll, Iowa.

Please review the ASI and provide cost changes to me by noon Monday, October 17<sup>th</sup>.

Give me a call if you have any questions.

Thanks

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

enc.

## architect's supplemental instructions #06

<b>Date of Issuance:</b>	10.12.2022		
<b>Project:</b>	Carroll Recreation Center Building Improvements 2021		
<b>Project No.:</b>	3003.272.01	<b>File No.:</b>	12.07
<b>Owner:</b>	City of Carroll	<b>Contract for:</b>	Carroll Recreation Center
<b>To:</b>	Nick Badding, Badding Construction	<b>Contract Date:</b>	June 16 <sup>th</sup> , 2022
<b>Distribution:</b>	Tony Badding, Badding Construction Larry Bruggerman, Badding Construction Chad Tiemeyer, City of Carroll		

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect. **If any Contractor does not accept this ASI without a change in Cost or Time they must notify RDG by return of this ASI with appropriate acknowledgement indicated below within 14 days of issuance of the ASI. If no response is received within this 14 day period, or the Contractor proceeds with instructions without response, the ASI may be initiated at no change in Contract Cost or Contract Time. Any change in Cost or Time must be submitted as a proposal to RDG within 21 days of the ASI issuance and requires Owner approval prior to proceeding.**

### Description:

As a direct response to RFI #10 – Door Security 103A, 114A & 114B, and coordination that occurred during the 'Keying Meeting' held 10.11.2022 (Badding, RDG, Burke Engineering, City of Carroll), the following modifications to the contract documents are proposed, as described:

#### 1. **A01.12 – FLOOR PLAN LEVEL 1**

##### a. Detail A1

- i. **ADD** door number 104A to existing door into north side of MEN'S LOCKERS 104. Existing door and frame to remain, to receive new hardware. New lever lock with classroom function keying.

#### 2. **A02.01 – ENLARGED PLANS**

##### a. Detail A1

- i. **ADD** door number 104A to existing door into north side of MEN'S LOCKERS 104. Existing door and frame to remain, to receive new hardware. New lever lock with classroom function keying.
- Doors 104 & 120 to be keyed from both sides, revised from the passage set they are currently called out to receive.
- Doors 103A & 114B to have classroom function keying, revised from the passage set they are currently called out to receive.
- Door 120A, added through ASI #05, to have classroom function keying.
- Existing door 104A, to have new lever lock with classroom function keying. Door and frame to remain.

### Attachment:

#### 1. **A01.12, A02.01**

Issued By: Brad Rodenburg, AIA - RDG



RDG Planning & Design

10.12.2022

Receipt Acknowledged as Follows:

- [ ] Accepted. No change in cost or time.  
[ ] Request for change in cost or time will be submitted within 21 days of date of ASI.

Contractor (Signature) \_\_\_\_\_











November 1, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
ASI 08 – North Exterior Ramp Modifications

Brad,

Per your request, please find listed below and attached the cost associated with ASI 08 – North Exterior Ramp Modifications.

Total Cost:     \$ 7,057.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

**Project :** Carroll Recreation Center  
Building Improvements Project 2021

**Reference:** ASI 08 - North Exterior  
Ramp

**Contractor:** Badding Construction Company  
Carroll, Iowa

**Date:** 11/1/2022

1.) Labor	\$4,470.00	
2.) Materials	\$765.00	
3.) Equipment	\$245.00	
4.) Subtotal (lines 1 thru 3)		\$5,480.00
5.) Overhead & Profit (10.0% of line 4)		\$548.00
6.) Premium Time on Contract Work		\$0.00
7.) Subcontractor's		
a. Daniels Dozer	\$0.00	
b. Drees Company	\$913.00	
c. Nelson Electric	\$0.00	
d.	\$0.00	
e.	\$0.00	
f.	\$0.00	
g.	\$0.00	
h.	\$0.00	
8.) Total Subcontractor Cost		\$913.00
9.) Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$45.65
10.) Subtotal (lines 4, 5, 6, 8 and 9)		\$6,986.65
11.) Insurance & Performance Bond @ 0.10%		\$69.87
12.) Total Cost (lines 10 & 11)		\$7,057.00
13.) Adjustment in Contract Time (calendar days):		0 days

Carroll Recreation Center  
 ASI 08 - North Exterior Ramp Modification

11/8/2022

Badding Construction Cost Breakdown	material	hrs	labor	equip	total
Assist Daniel's Dozer and Drees Company during initial sewer repair		3	\$210		\$210
Additional soil stabilization		3	\$210		\$210
Excavator				\$100	\$100
Additional spread footing					\$0
Excavate		8	\$560		\$560
Pour		11	\$770		\$770
Backfill		4	\$280		\$280
Concrete	\$162				\$162
Miscellaneous material and equipment	\$85			\$50	\$135
Additional poured concrete wall		21	\$1,470		\$1,470
Concrete	\$228				\$228
Miscellaneous material and equipment	\$85			\$50	\$135
Additional slab on grade		3	\$210		\$210
Concrete	\$130				\$130
Miscellaneous material and equipment	\$50			\$20	\$70
Additional time for handrail modifications		8	\$560		\$560
Miscellaneous material and equipment	\$25			\$25	\$50
Field Supervision & Coordination			\$0		\$0
Project Management			\$200		\$200
<hr/>					
Sub-Total Cost	\$765	61	\$4,470	\$245	\$5,480

## Nick Badding

---

**From:** Joe Leuschen <jleuschen@onetonwelding.com>  
**Sent:** Monday, October 31, 2022 3:42 PM  
**To:** Nick Badding; Tim Oppold  
**Subject:** RE: Carroll Recreation: ASI #08 - North Exterior Ramp

Nick,

Sorry for the late response on this. We did take a look and the changes are minor enough to where a cost change is not needed for this.

Thanks

**JOE LEUSCHEN**  
**ONE TON WELDING, INC.**  
Project Manager  
504 Park Ave Panama, IA 51562  
Office: 712 489-2577  
Fax: 712 489-2061  
[jleuschen@onetonwelding.com](mailto:jleuschen@onetonwelding.com)

---

**From:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Sent:** Monday, October 31, 2022 3:20 PM  
**To:** Joe Leuschen <jleuschen@onetonwelding.com>; Tim Oppold <[TOppold@onetonwelding.com](mailto:TOppold@onetonwelding.com)>  
**Cc:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Subject:** RE: Carroll Recreation: ASI #08 - North Exterior Ramp

Joe or Tim,  
Have you looked at this to see if there are any cost changes for this?  
Nick

**NICK BADDING**  
President



814 West 9<sup>th</sup> St. • Carroll, IA 51401  
Phone (712) 792-4123  
Fax (712) 792-6719

---

**From:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Sent:** Friday, October 21, 2022 4:14 PM  
**To:** Joe Leuschen - One Ton Welding <[jleuschen@onetonwelding.com](mailto:jleuschen@onetonwelding.com)>; Tim Oppold - One Ton Welding <[toppold@onetonwelding.com](mailto:toppold@onetonwelding.com)>; Mike Daniels - Daniel's Dozers <[ddozers1@gmail.com](mailto:ddozers1@gmail.com)>; Matt Owen - Drees Company <[mowen@dreesco.com](mailto:mowen@dreesco.com)>; Gary Erps - Nelson Electric <[gary.erps@nelsonelectric.biz](mailto:gary.erps@nelsonelectric.biz)>  
**Cc:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>; Bill Kunecke <[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>; Larry Bruggeman <[lbruggeman@baddingconstruction.com](mailto:lbruggeman@baddingconstruction.com)>  
**Subject:** Carroll Recreation: ASI #08 - North Exterior Ramp



## CONTRACTOR'S COST SUMMARY

PROJECT: Carroll REC Center

REFERENCE ASI 08 North Exterior  
Ramp

CONTRACTOR: DREES HEATING & PLUMBING, INC.

DATE: 10/25/2022

This Form, itemized accountings and appropriate supporting data must be attached to any Claim or Change

Cost associated with repairing and reinstalling the storm sewer in regards to ASI 08

1).	Labor *(including benefits)	\$	440
2).	Materials *	\$	390
3).	(Subtotal of lines 1 and 2)	\$	830
4).	Overhead & Profit (10% of line 3)	\$	83
5).	Premium Time on Contract Work	\$	-
6).	Tax 0%	\$	-
7).	Subcontractor's name & cost: (Attached summaries & breakdowns)		
	a. _____	\$	-
	b. _____	\$	-
	c. _____	\$	-
	d. _____	\$	
	e. _____	\$	
8).	Total Sub. Cost (total of lines 7a thru 7h)	\$	-
9).	Contractor's O & P Sub's Work (5% of line 8)	\$	-
10).	(Subtotal of lines 3, 4, 5, 6, 8 and 9)	\$	913
11).	Bond <u>1</u> % & Insurance _____% (If required) = <u>1</u> % of line 10	\$	-
12).	TOTAL COST (total of line 10 and 11) (If this is Sub's Summary, Contractor to include the amount of line 12 on line 7 of their Cost Summary)	\$	913
13).	Adjustment in Contract Time (calendar days): <u>0</u> (Providing supportive data substantiating claim for additional days.)		

\*Attached breakdown of itemized accounting and supporting data.

Material List

Qty.		Cost	Total	Hrs	Total Hrs
1	Repair 8" Storm Pipe	\$ 50.00	\$ 50.00	2	2
1	8" PVC and Connectors	\$ 340.00	\$ 340.00	0	0
1	Labor	\$ -	\$ -	3	3
		\$ -	\$ -	0	0
		\$ -	\$ -	0	0
		\$ -	\$ -	0	0
		\$ -	\$ -	0	0
		\$ -	\$ -	0	0
			\$ -		0
			\$ -		0
Total			\$ 390.00		5



October 21, 2022

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, Iowa  
ASI 08 – North Exterior Ramp

TO: One Ton Welding  
Daniel's Dozer  
Drees Company  
Nelson Electric

Please find attached ASI 08 – North Exterior Ramp for the Carroll Recreation Center Building Improvements Project 2021 in Carroll, Iowa. This is in response to RFI 11 – Existing Storm Sewer @ North Ramp.

Please review the ASI and provide cost changes to me by noon Thursday, October 27<sup>th</sup>.

Give me a call if you have any questions.

Thanks

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

enc.

## architect's supplemental instructions #08

**Date of Issuance:** 10.21.2022

**Project:** Carroll Recreation Center Building Improvements 2021

**Project No.:** 3003.272.01

**File No.:** 12.07

**Owner:** City of Carroll

**Contract for:** Carroll Recreation Center

**To:** Nick Badding, Badding Construction

**Contract Date:** June 16<sup>th</sup>, 2022

**Distribution:** Tony Badding, Badding Construction  
Larry Bruggerman, Badding Construction  
Chad Tiemeyer, City of Carroll  
Andrew Faust, KPFF

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect. **If any Contractor does not accept this ASI without a change in Cost or Time they must notify RDG by return of this ASI with appropriate acknowledgement indicated below within 14 days of issuance of the ASI. If no response is received within this 14 day period, or the Contractor proceeds with instructions without response, the ASI may be initiated at no change in Contract Cost or Contract Time. Any change in Cost or Time must be submitted as a proposal to RDG within 21 days of the ASI issuance and requires Owner approval prior to proceeding.**

### Description:

Based on discovering an existing sewer line coming out of the building in the location of where the West side of the proposed exterior ramp is to go, we are shortening the ramp run (East-West) and adding an additional run out to the North. This will avoid the existing sewer line that would have been difficult to reroute. The following modifications to the contract documents are proposed, as described:

#### 1. **S01.12 – FOUNDATION PLAN**

- a. Detail A3:
  - i. **REVISE** ramp dimensions
  - ii. **ADD** sloped 5" slab at base of ramp extending North
  - iii. **ADD** typical foundation and wall under added ramp
  - iv. **ADD** detail B4/S05.01 to west wall of new ramp
  - v. **ADD** detail B4/S05.01 SIM adjacent to existing stairs

#### 2. **A01.11 – FLOOR PLAN LEVEL 1 – OVERALL – ADD ALTERNATES**

- a. Detail A1 – REVISE north exterior ramp, as shown.

#### 3. **A01.13 – FLOOR PLAN LEVEL 1 – ADD ALTERNATE #1**

- a. Detail A1 – REVISE north exterior ramp, as shown.

#### 4. **A05.01 – EXTERIOR ELEVATIONS – ADD ALTERNATE #1**

- a. Detail A2 – REVISE north exterior ramp, as shown.

#### 5. **A08.01 – VERTICAL CIRCULATION – ADD ALTERNATE #1**

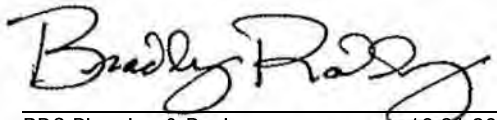
- a. Details D1, D3, and D5 – REVISE north exterior ramp, as shown.

### Attachment:

- 1. **S01.12, A01.11, A01.13, A05.01, A08.01**



Issued By: Brad Rodenburg, AIA - RDG



RDG Planning & Design

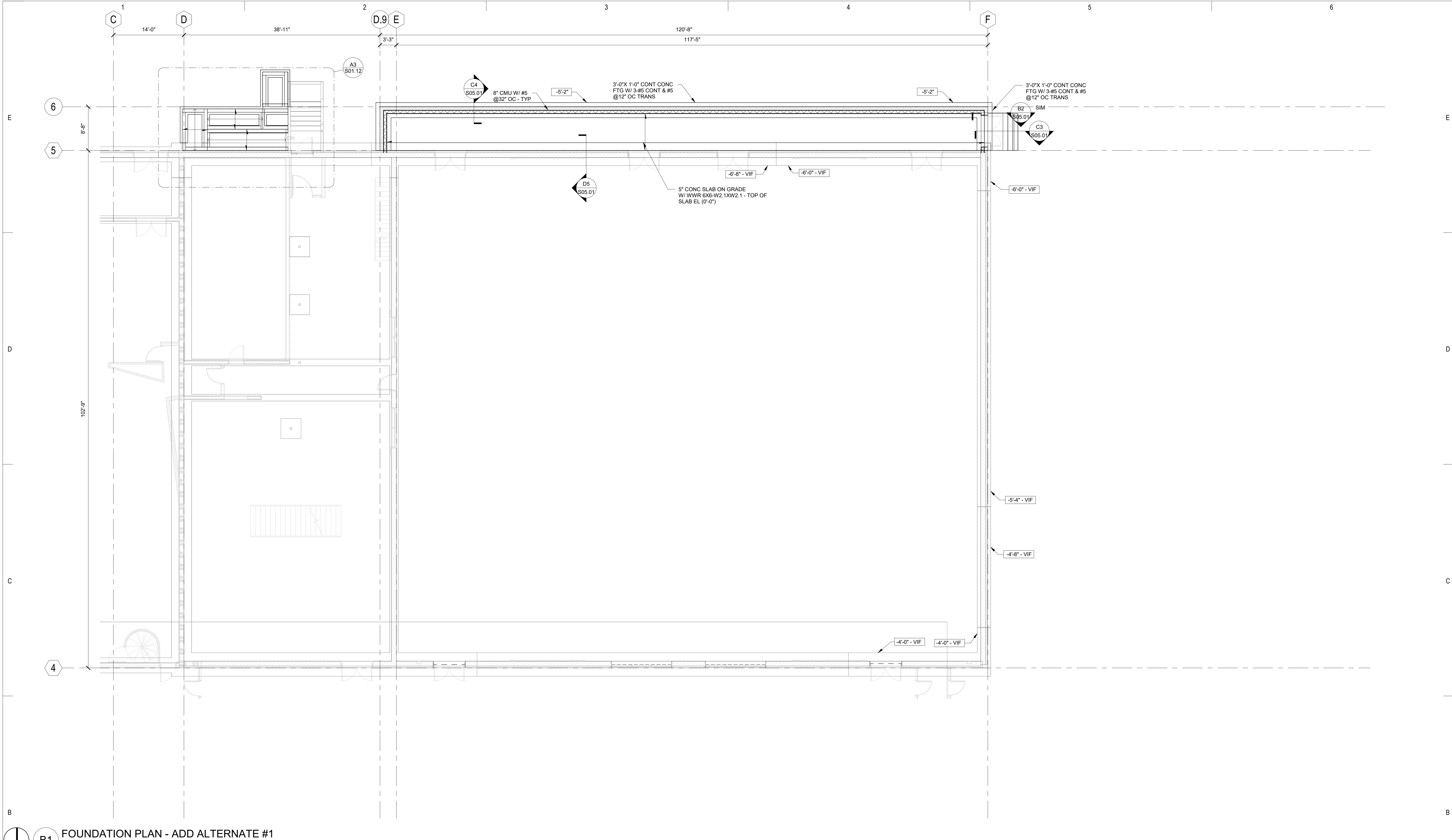
10.21.2022

Receipt Acknowledged as Follows:

- ☐ Accepted. No change in cost or time.  
☐ Request for change in cost or time will be  
submitted within 21 days of date of ASI.

Contractor (Signature) \_\_\_\_\_





**B1** FOUNDATION PLAN - ADD ALTERNATE #1

1/8" = 1'-0"

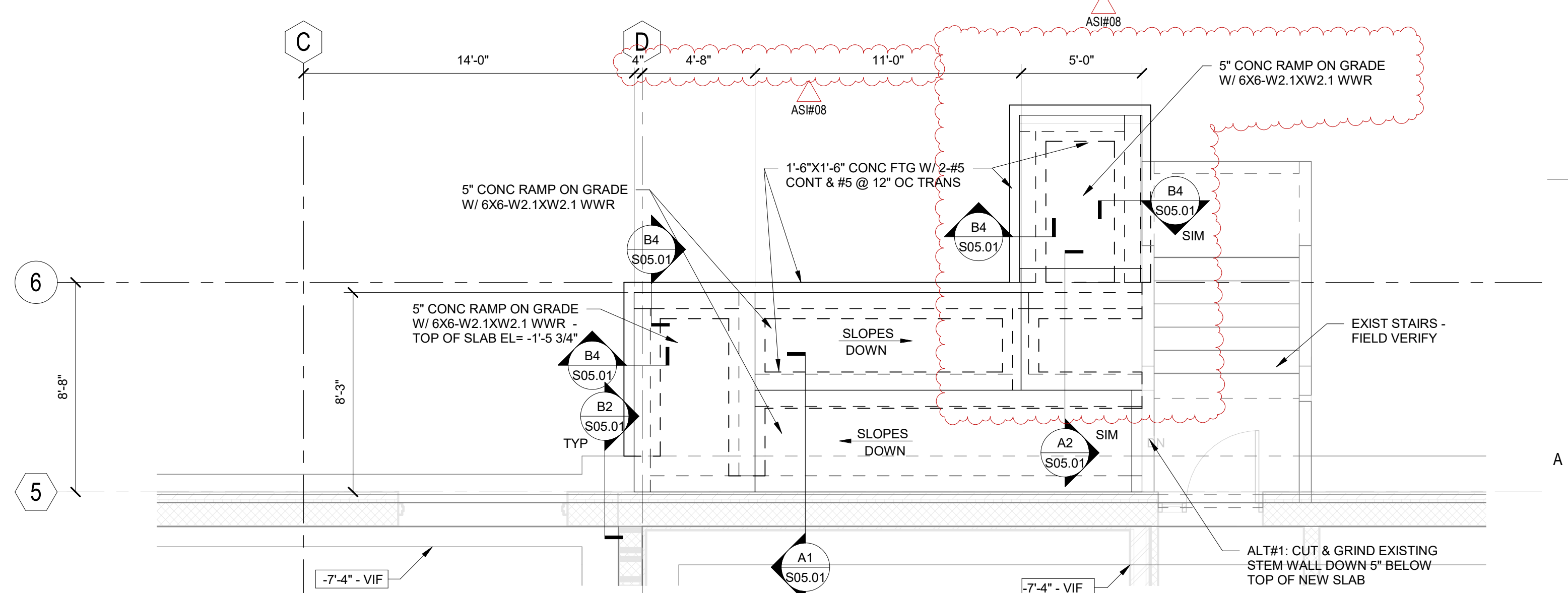
**FOUNDATION PLAN NOTES**

- INDICATES TOP OF CONCRETE FOOTING ELEVATION
- FOR TYPICAL CONCRETE SLAB JOINTS SEE A6/ S05.01
- FOR TYPICAL CONCRETE WALL CORNER & INTERSECTION REINFORCING SEE A4/ S05.01
- FOR TYPICAL CONCRETE CAP SEE C6/ S05.01
- ALL 12" CMU WALLS SHALL BE STACK BOND W/ #6 @ 48" OC - GROUT REINFORCED CELLS SOLID UNO
- ALL 8" CMU WALLS SHALL BE STACK BOND W/ #6 @ 24" OC - GROUT REINFORCED CELLS SOLID UNO
- FOR TYPICAL STEPPED FOOTING REINFORCING SEE B6/ S05.01
- ALL NEW CMU WALLS SHOWN ON PLAN ARE STRUCTURAL. FOR ALL OTHER CMU WALLS, PROVIDE THICKENED SLAB @ FTG - SEE B5/ S05.01
- FOR NEW SLAB @ EXISTING SLAB, SEE D4/ S05.01. SEE ARCH DWGS FOR LOCATIONS OF EXISTING SLAB ON GRADE TO BE REMOVED & REPLACED. INFILL SLAB SHALL BE 5" CONCRETE SLAB ON GRADE W/ WWR 6X6-W2.1XW2.1.
- SEE ARCH DWGS (REFLECTED CEILING PLANS) FOR INFORMATION REGARDING WHICH NEW PARTITION CMU WALLS EXTEND TO EXISTING ROOF VS EXTEND JUST ABOVE CEILING LINE
  - FOR NEW PARTITION CMU WHICH EXTENDS TO EXISTING ROOF, SEE J ---
  - FOR NEW PARTITION CMU WHICH EXTENDS ABOVE CEILING, SEE B1/ S05.01

**A3** FOUNDATION PLAN - ENLARGEMENT - ADD ALTERNATE #1

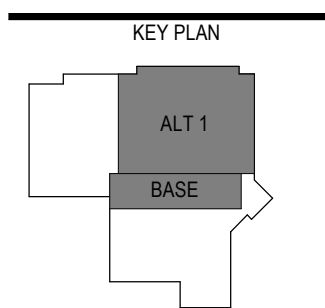
1/4" = 1'-0"

- SEE FOUNDATION PLAN NOTES
- SEE ARCH DWGS FOR ALL RAMP/STAIR DIMENSIONS



716 NORTH GRANT ROAD  
CARROLL, IA 51401

CITY OF CARROLL, IA



ASB#	10/20/2022
CONSTRUCTION ISSUE	10/20/2022
ASB#	10/20/2022
CONSTRUCTION DOCUMENTS	10/20/2022
ISSUANCE	10/20/2022
DATE	
PROJECT NO.	3003.272.01
6/20/22	
RDG Planning & Design	
THESE DOCUMENTS HAVE BEEN PREPARED	
BY RDG PLANNING & DESIGN FOR THE	
CARROLL RECREATION CENTER	
BUILDING IMPROVEMENTS 2021	
PROJECT. THEY ARE NOT SUITABLE FOR USE	
ON OTHER PROJECTS OR IN OTHER	
LOCATIONS WITHOUT THE EXPRESS WRITTEN	
APPROVAL AND PARTICIPATION OF RDG	
PLANNING & DESIGN.	
THIS DRAWING MAY NOT REPRESENT ALL	
CHANGES THAT HAVE OCCURRED DURING	
CONSTRUCTION DOCUMENTS, APPENDIX AND	
CHANGE DOCUMENTS REMAIN THE OFFICIAL	
CONSTRUCTION DOCUMENTS.	

FOUNDATION PLAN

S01.12

**ARCHITECT**  
RDG Planning & Design  
1000 N. Main Street  
Des Moines, IA 50309  
Phone: (515) 288-3141

**STRUCTURAL**  
KPF Consulting Engineers  
1000 N. Main Street  
Des Moines, IA 50309  
Phone: (515) 275-3900

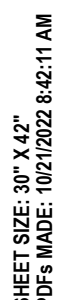
**PLUMBING/ELECTRICAL**  
KCL Engineering  
1000 N. Main Street  
Des Moines, IA 50309  
Phone: (515) 724-1938

**LIGHTING**  
RDG Planning & Design  
1000 N. Main Street  
Des Moines, IA 50309  
Phone: (515) 288-3141

**CIVIL**  
JED Consulting  
1000 N. Main Street  
Des Moines, IA 50309  
Phone: (515) 288-3141

**RDG**  
PLANNING • DESIGN





1. GENERAL
- 1.1 CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION.
- 1.2 WHEN DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE BIDDER SHALL REQUEST WRITTEN CLARIFICATION PRIOR TO BIDDING AND CONSTRUCTION. IF NOT CLARIFIED PRIOR TO BIDDING, THE FOLLOWING PRECEDENCE SHALL BE USED TO DETERMINE SCOPE OF THE BID: 1. SEQUENTIALITY CONTROLLED BY DRAWINGS, MATERIAL QUALITY CONTROLLED BY SPECIFICATION, FINAL INTERPRETATION MUST BE ISSUED BY THE ARCHITECT/ENGINEER PRIOR TO MATERIAL FABRICATION OR CONSTRUCTION.
2. FLOORS
- 2.1 PLACE VAPOR RETARDERS DIRECTLY BELOW ALL CONCRETE INTERIOR SLABS ON-GRADE UNLESS A WATERPROOFING MEMBRANE IS INDICATED.
- 2.2 SEE DRAWING A11.01 FOR TYPICAL FLOOR TRANSITION CONDITIONS.
- 2.3 ALL SIDEWALKS AND STOPS: SLOPE 1/2"FOOT MINIMUM AWAY FROM BUILDING.
- 2.4 PROVIDE RAISED CONCRETE EQUIPMENT PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. COORDINATE EXACT PAD SIZE AND LOCATION BASED ON EQUIPMENT PROVIDED. PADS EXTEND 4" MINIMUM BEYOND EACH SIDE OF THE EQUIPMENT BASE OR AS OTHERWISE INDICATED.
- 2.5 SLOPE CONCRETE FLOOR SLABS TO DRAIN. DRAINS SET 1/2" BELOW TYPICAL ROOM FLOOR FINISH ELEVATION WITH FLOORS UNIFORMLY SLOPING TO DRAIN UNLESS NOTED OTHERWISE. SET DRAINS FLUSH WITH FLOOR FINISH.
3. WALL PARTITIONS
- 3.1 WALL TYPES ARE SHOWN ON SHEET A00.10, SEE SHEET FOR ADDITIONAL WALL GENERAL NOTES
- 3.2 WATERPROOFING SHALL BE PLACED AT ALL WALLS WITH GRADE ELEVATION CHANGES ON OPPOSITE SIDES INCLUDING BASEMENTS, TUNNELS, ELEVATOR SHAFTS AND SIMILAR FITS.
4. DETAILS
- 4.1 ALL VISUAL DISPLAY BOARDS (CAB, MKRB, TKBD) ARE 4 HIGH WITH TOP AT +7'-0" AFF UNLESS NOTED OTHERWISE. CONFORM VIA SHOP DRAWINGS.
- 4.2 EXTERIOR LOUVERS ARE BY THE GC. SIZES IF NOT SHOWN ON ARCHITECTURAL SHALL BE SHOWN ON THE MECHANICAL DRAWINGS.

**RDG...**  
PLANNING • DESIGN

**ARCHITECT**  
825 Belmont & Madison  
301 Gilead Avenue  
Belmont, MA 02459  
Phone: (617) 288-3141

**PLUMB/MECH/ELEC/TECH**  
KCL Engineering  
300 4th Street  
Des Moines, Iowa 50265  
Phone: (515) 724-7938

**CIVIL**  
JEO Consulting  
1605 N. Arkeny Blvd.  
Arkeny, IA 50023  
Phone: (515) 964-5310

KEY PLAN

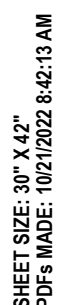
ALT 3

ALT 1

**RDG Planning & Design**  
THESE DOCUMENTS HAVE BEEN PREPARED  
BY RDG INC. SPECIFICALLY FOR THE  
**CARROLL RECREATION CENTER**  
**BUILDING IMPROVEMENTS 2021**  
PROJECT. THEY ARE NOT SUITABLE FOR USE  
ON OTHER PROJECTS OR IN OTHER  
LOCATIONS WITHOUT THE EXPRESS WRITTEN  
APPROVAL AND PARTICIPATION OF RDG  
**Planning & Design** REPRODUCTION IS  
PROHIBITED.  
THIS DRAWING MAY NOT REPRESENT ALL  
CHANGES THAT HAVE OCCURRED DURING  
BID OR CONSTRUCTION PHASES.  
CONSTRUCTION DOCUMENTS, ADDENDA AND  
CHANGE DOCUMENTS REMAIN THE OFFICIAL  
CONSTRUCTION DOCUMENTS.

A01.11





GENERAL	
1.1	CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION.
1.2	WHEN DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE BIDDER SHALL REQUEST WRITTEN CLARIFICATION PRIOR TO BIDDING AND CONSTRUCTION. IF NOT CLARIFIED PRIOR TO BIDDING, THE FOLLOWING PRECEDENCE SHALL BE USED TO DETERMINE SCOPE OF THE BID: SEQUENTIALITY CONTROLLED BY DRAWINGS, MATERIAL QUALITY CONTROLLED BY SPECIFICATION. FINAL INTERPRETATION MUST BE ISSUED BY THE ARCHITECT/ENGINEER PRIOR TO MATERIAL FABRICATION OR CONSTRUCTION.
2	FLOORS
2.1	PLACE VAPOR RETARDERS DIRECTLY BELOW ALL CONCRETE INTERIOR SLABS-ON-GRADE UNLESS A WATERPROOFING MEMBRANE IS INDICATED.
2.2	SEE DRAWING A11.01 FOR TYPICAL FLOOR TRANSITION CONDITIONS.
2.3	ALL SIDEWALKS AND STOPS SLOPE 1/2"FOOT MINIMUM AWAY FROM BUILDING.
2.4	PROVIDE RAISED CONCRETE EQUIPMENT PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. COORDINATE EXACT PAD SIZE AND LOCATION BASED ON EQUIPMENT PROVIDED. PADS EXTEND 4" MINIMUM BEYOND EACH SIDE OF THE EQUIPMENT BASE OR AS OTHERWISE INDICATED.
2.5	SLOPE CONCRETE FLOOR SLABS TO DRAINS. DRAINS SET 1/2" BELOW TYPICAL ROOM FLOOR FINISH ELEVATION WITH FLOORS UNIFORMLY SLOPING TO DRAIN UNLESS NOTED OTHERWISE. SET DRAINS FLUSH WITH FLOOR FINISH.
3	WALLS/PARTITIONS
3.1	WALL TYPES ARE SHOWN ON SHEET A00.10, SEE SHEET FOR ADDITIONAL WALL GENERAL NOTES
3.2	WATERPROOFING SHALL BE PLACED AT ALL WALLS WITH GRADE SHIFTS AND CHANGES ON OPPOSITE SIDES INCLUDING BASEMENTS, TUNNELS, ELEVATOR SHAFTS AND SIMILAR FITS
4	DETAILS
4.1	ALL VISUAL DISPLAY BOARDS (CAB, MKRB, TKBD) ARE 4" HIGH WITH TOP AT +7'-0" AFF UNLESS NOTED OTHERWISE. CONFIRM VIA SHOP DRAWINGS.
4.2	EXTERIOR LOUVERS ARE BY THE GC. SIZES IF NOT SHOWN ON ARCHITECTURAL SHALL BE SHOWN ON THE MECHANICAL DRAWINGS.

### KEYED FLOOR PLAN NOTES

## CARROLL RECREATION CENTER BUILDING IMPROVEMENTS 2021

**RDG**  
PLANNING • DESIGN

**STRUCTURAL**  
 KPFF Consulting Engineers  
 604 Louisa St., Ste. 202  
 Des Moines, IA 50309  
 Phone: (515) 279-3500


**LIGHTING**  
 RDG Blanning & Design  
 301 Grand Avenue  
 Des Moines, Iowa 50319  
 Phone: (515) 288-3141

**PLUMB/MECH/ELECT/TECH**  
KCL Engineering  
300 4th Street  
Des Moines, Iowa 52265  
Phone: (515) 724-7938

**CIVIL**  
JEO Consulting  
1605 N. Arkeny Blvd.  
Arkeny, IA 50023  
Phone: (515) 964-5310

716 NORTH GRANT ROAD  
CARROLL, IA 51401  
CITY OF CARROLL, IA

KEY PLAN



ALT 1

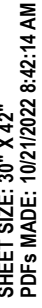
ASI #08	10/20/2022
ASI #67	10/13/2022
CONSTRUCTION ISSUE	7/8/2022
CONSTRUCTION DOCUMENTS	5/12/2022
ISSUANCE	DATE
PROJECT NO.	3003.272.01

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**RDG Planning & Design**  
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**CARROLL CRECATION CENTER**  
**BUILDING IMPROVEMENTS 2021**  
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CONSTRUCTION DOCUMENTS, ADDENDA AND  
CHANGE DOCUMENTS REMAIN THE OFFICIAL  
CONSTRUCTION DOCUMENTS.

**FLOOR PLAN  
LEVEL 1 - ADD  
ALTERNATE #1**

A01.13



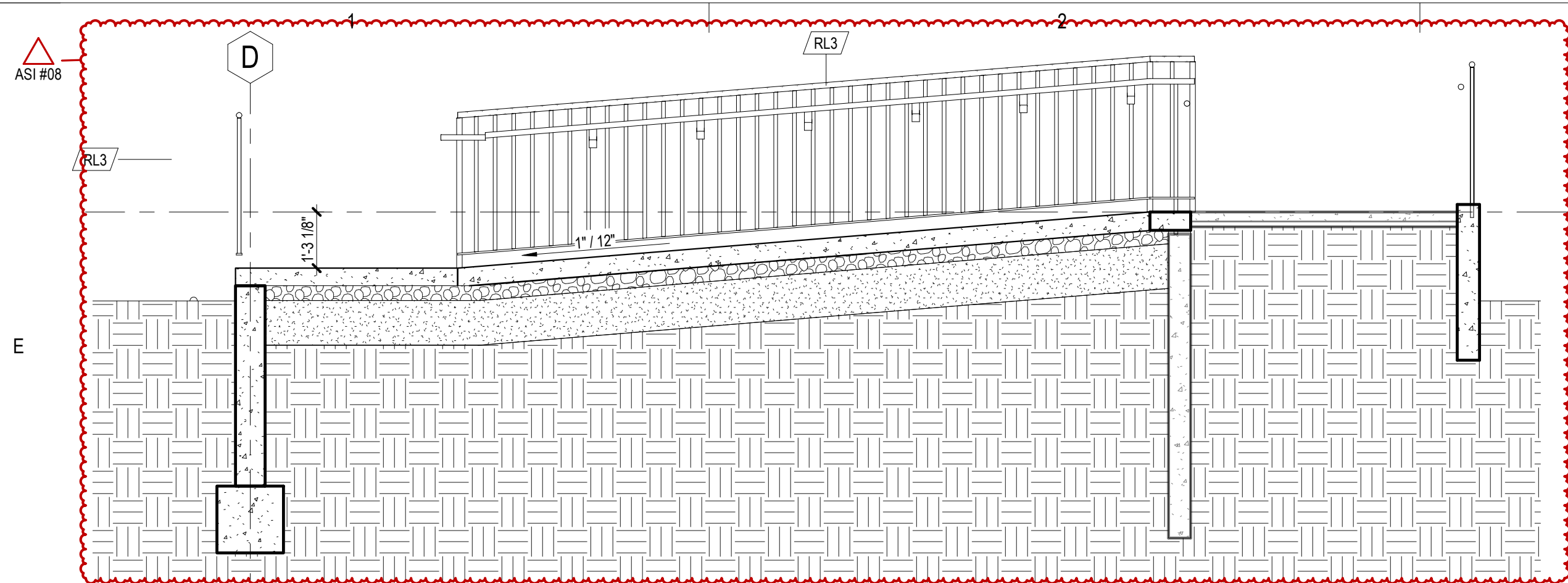
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# CARROLL RECREATION CENTER BUILDING IMPROVEMENTS 2021

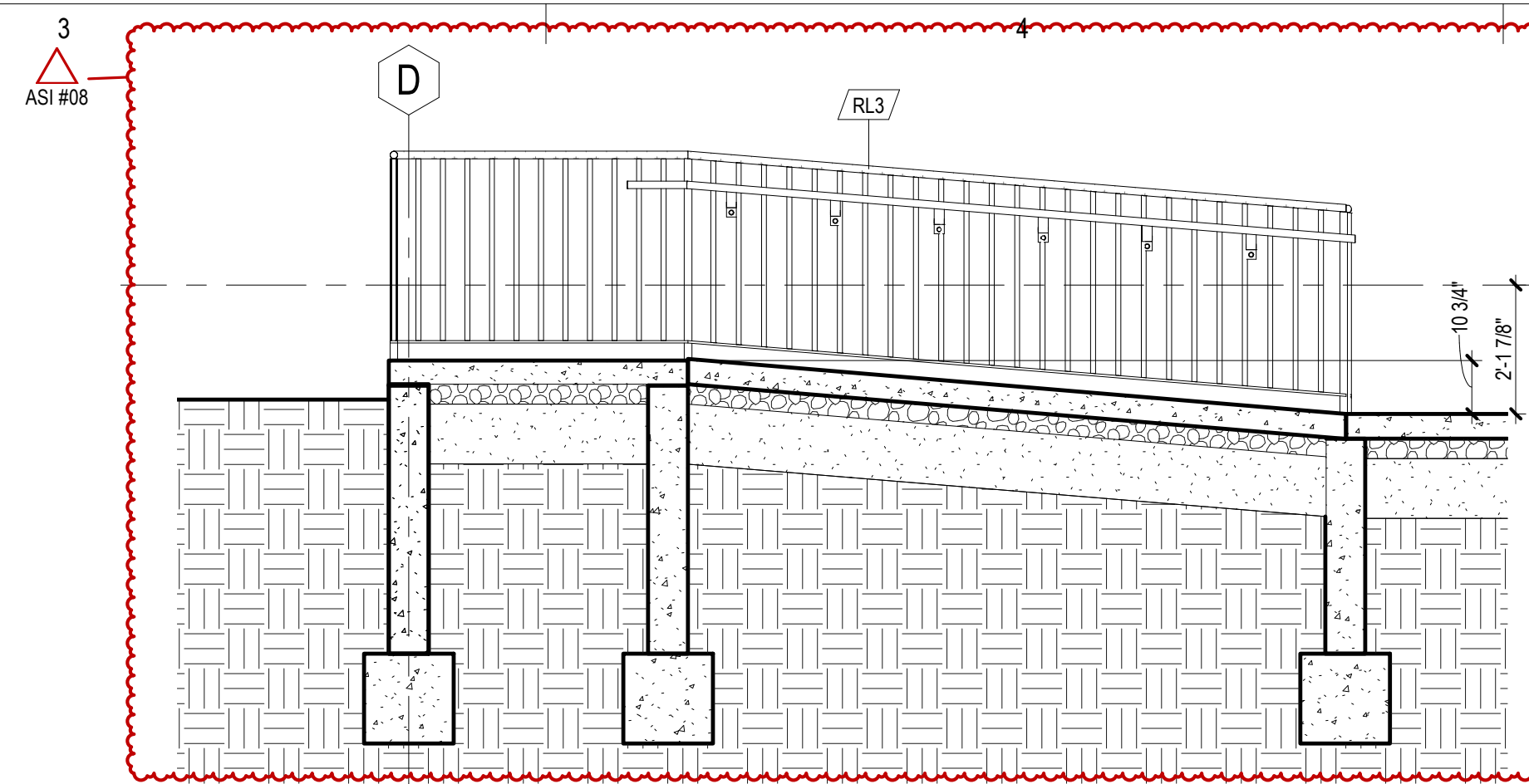
A05.01

**RDG**  
PLANNING • DESIGN

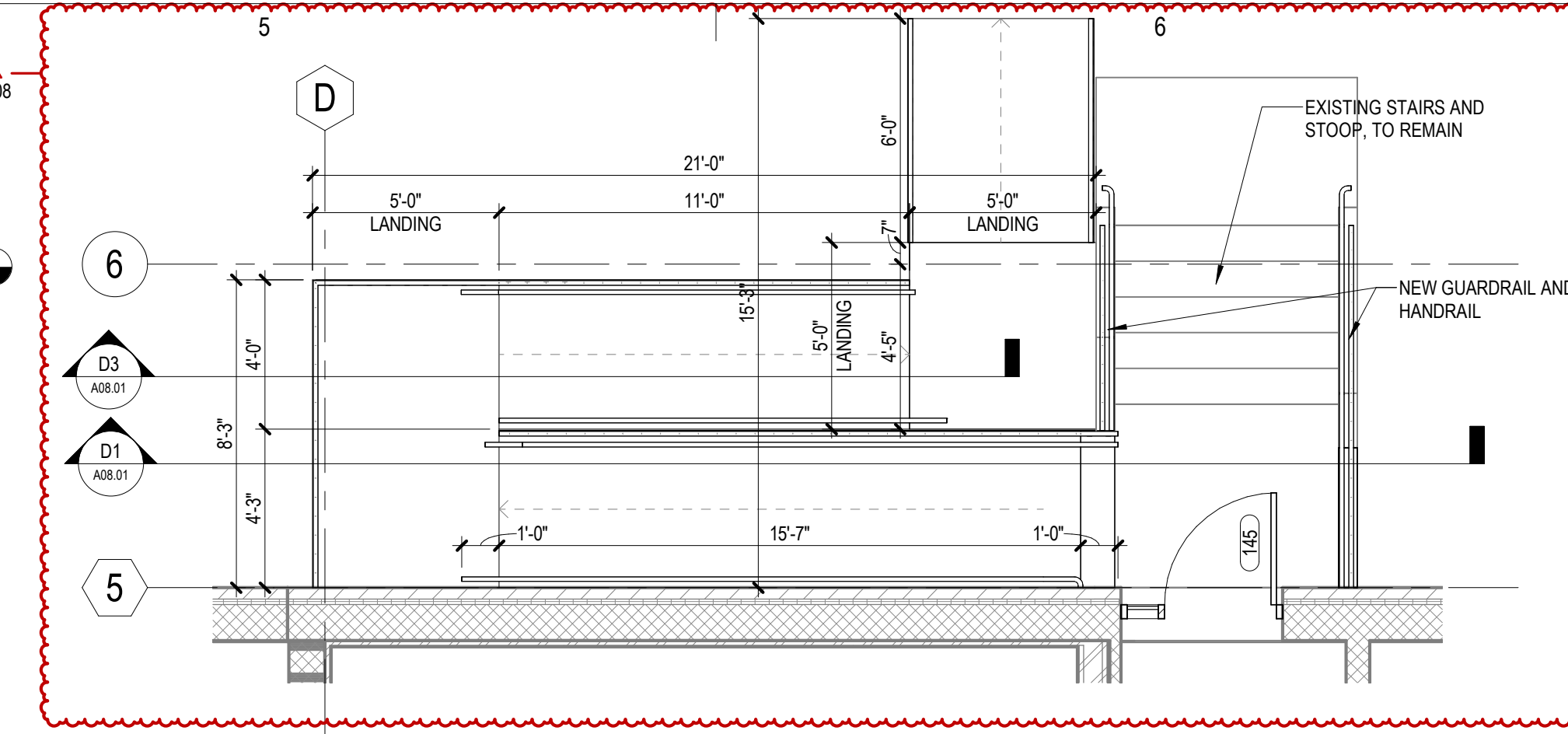




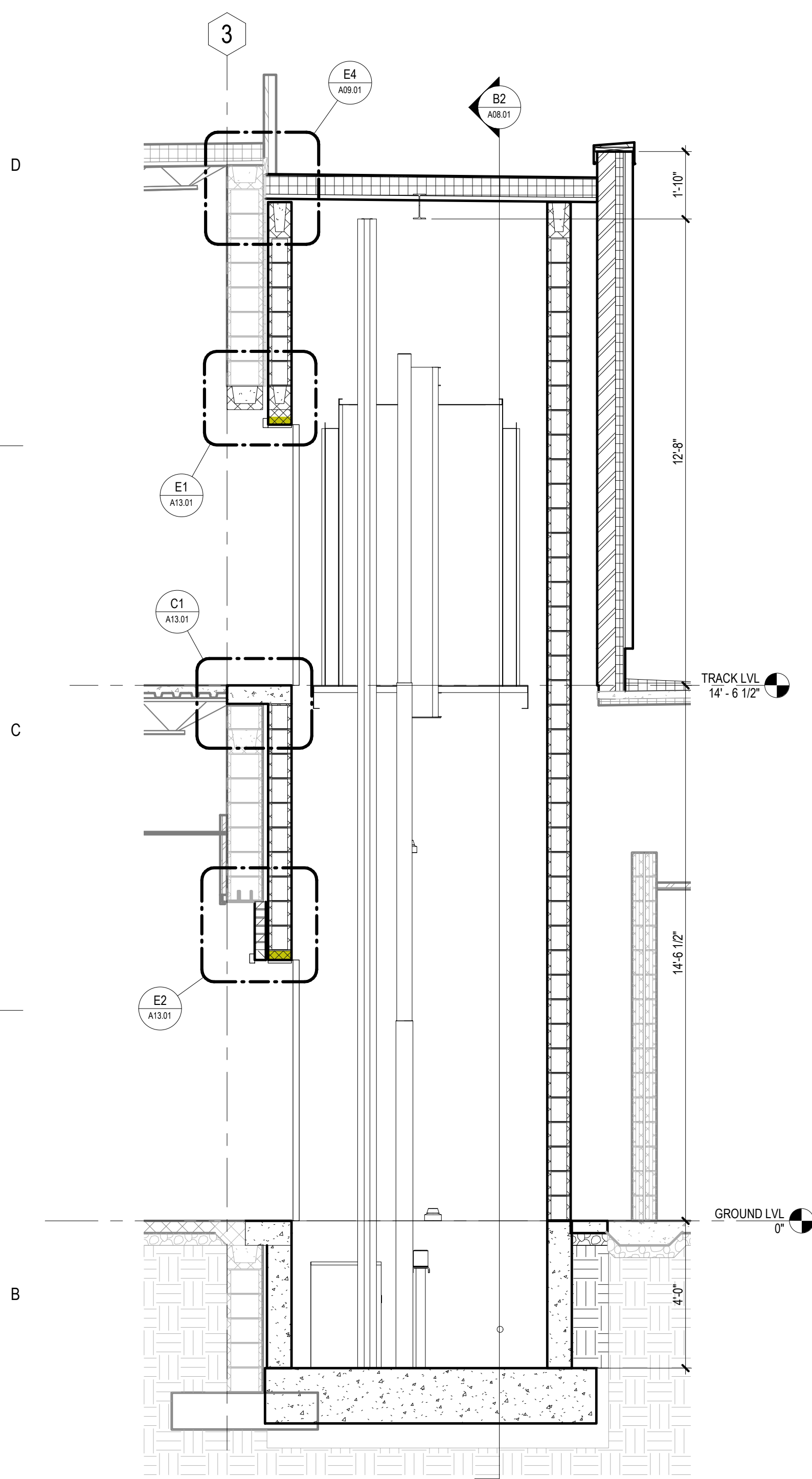
**D1** EXTERIOR RAMP SECTION  
3/8" = 1'-0"



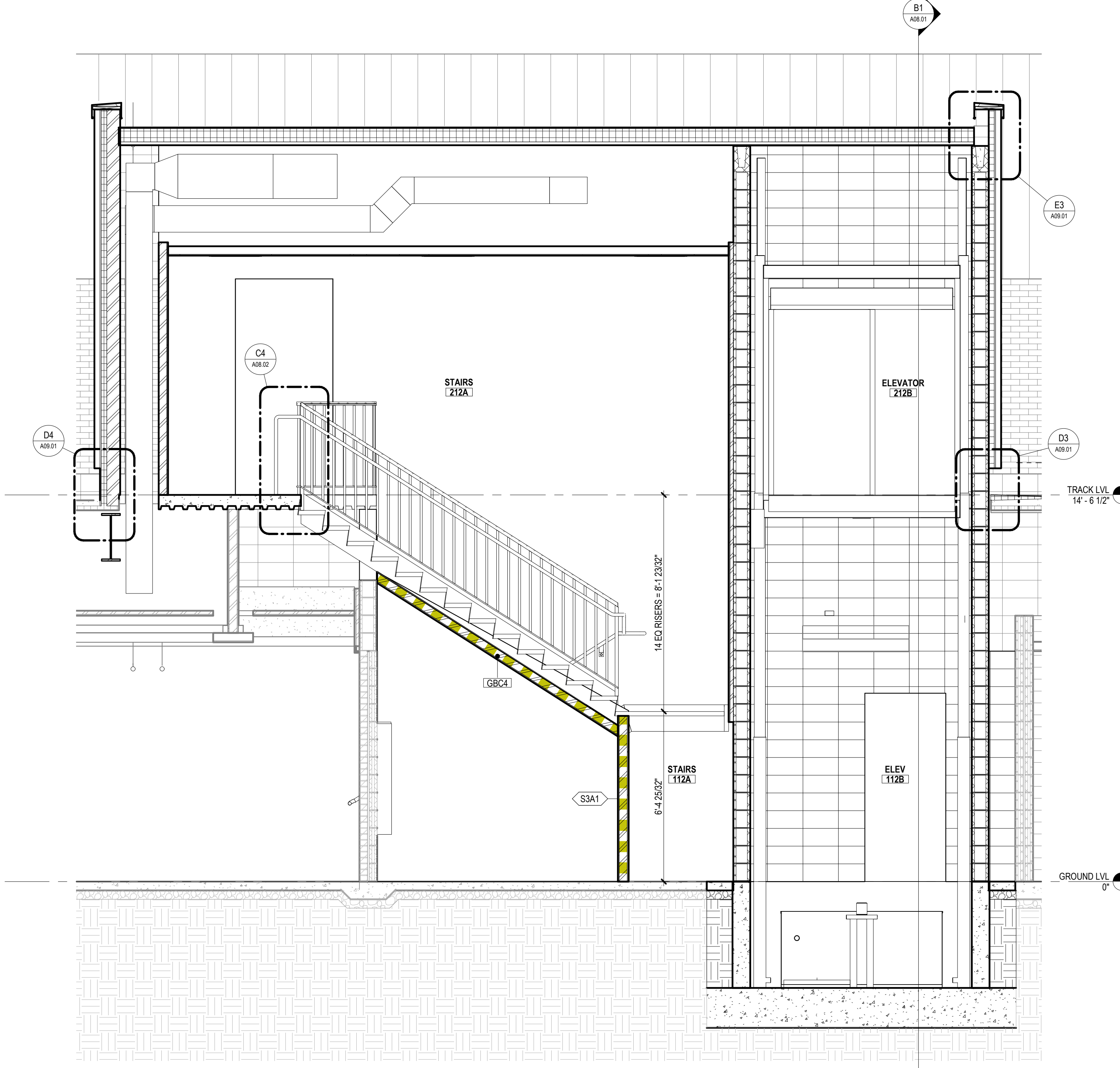
**D3 EXTERIOR RAMP SECTION**  
3/8" = 1'-0"



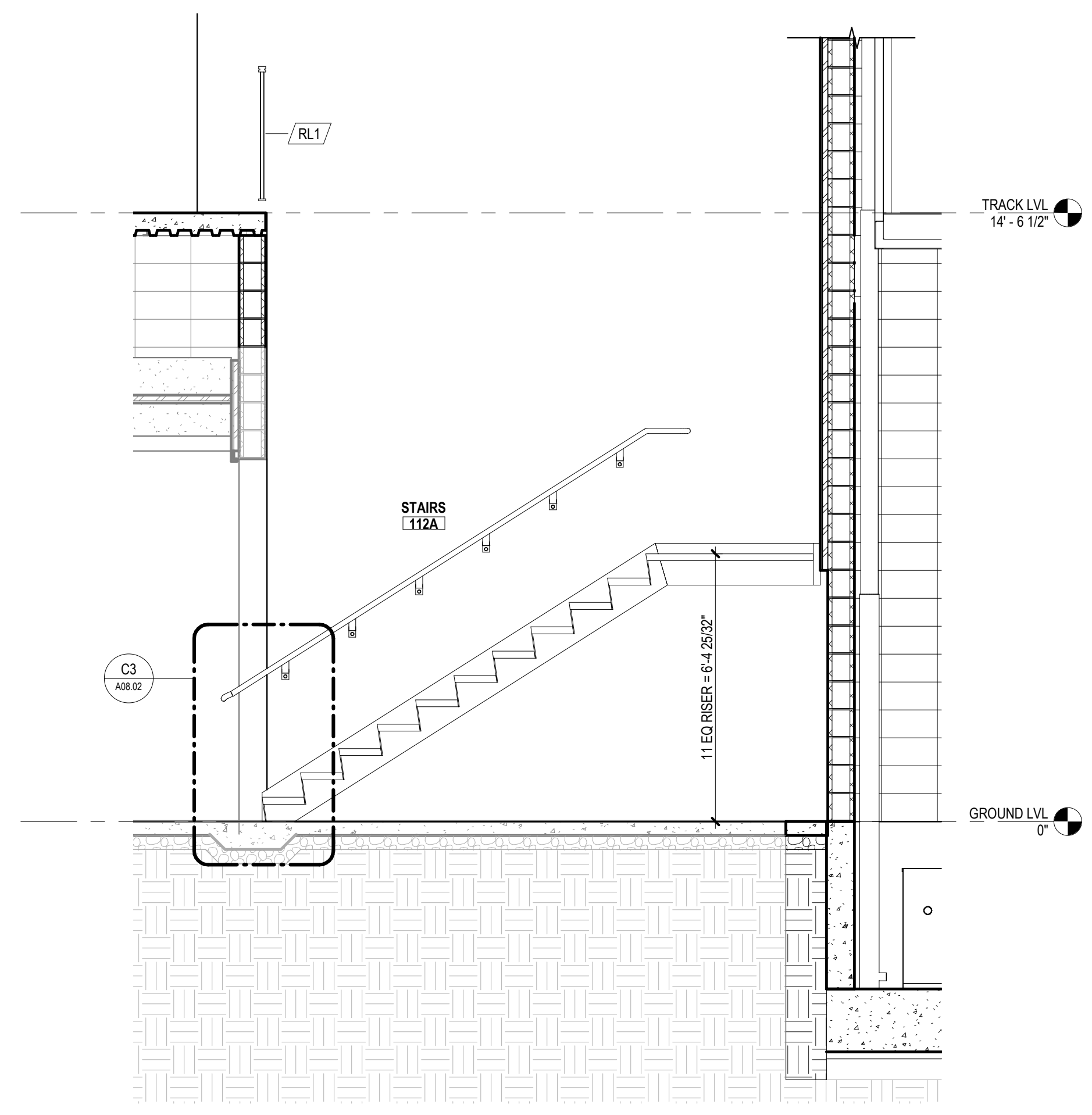
**ENLARGED PLAN - EXTERIOR RAMP**  
1/4" = 1'-0"



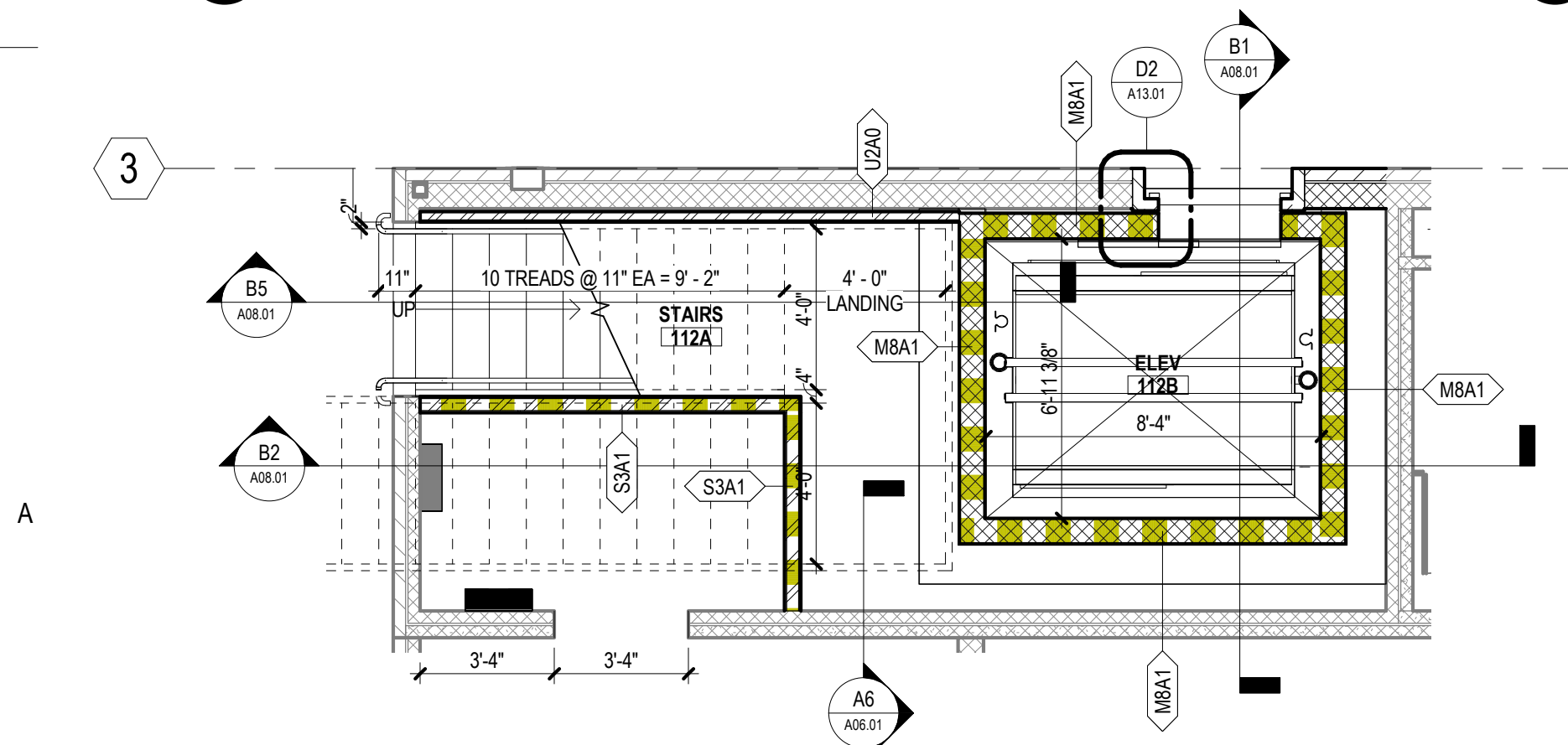
**B1 VERTICAL CIRCULATION SECTION**  
3/8" = 1'-0" (A1/A08.01)



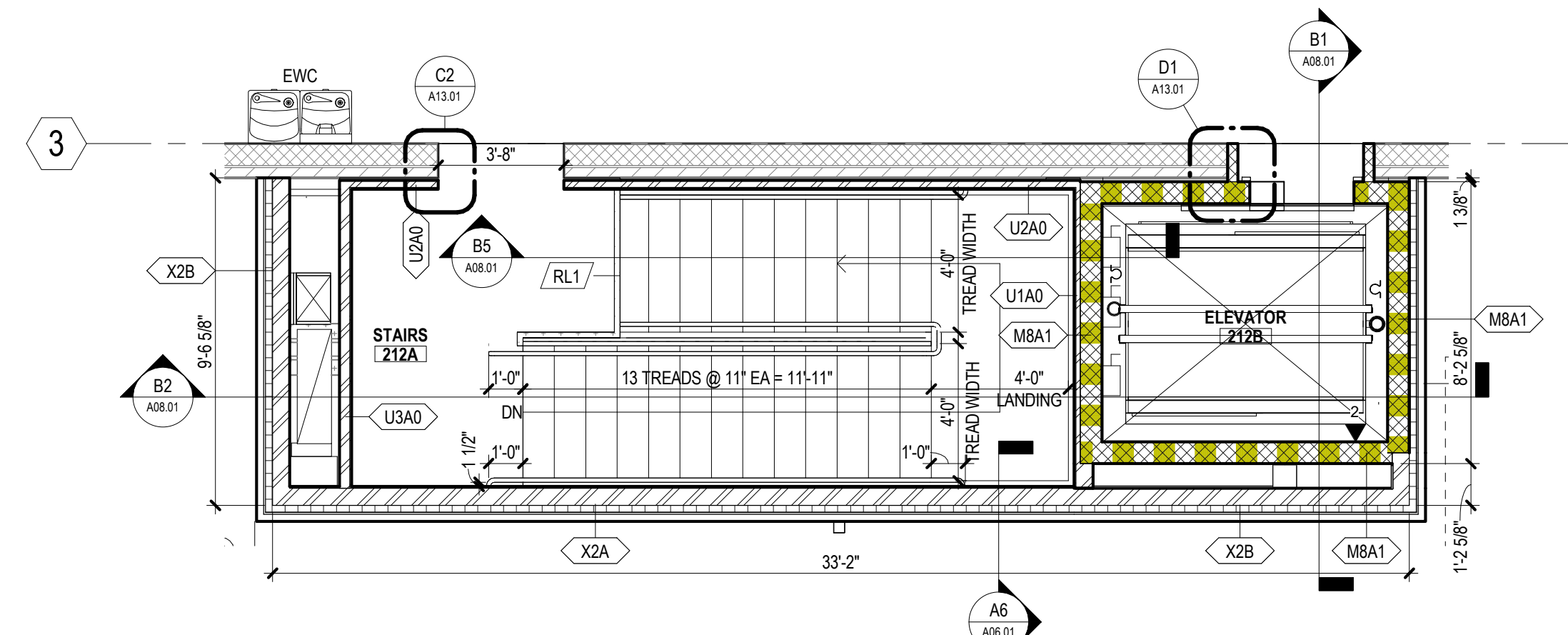
**B2 VERTICAL CIRCULATION SECTION**  
3/8" = 1'-0" (A3/A08.01)



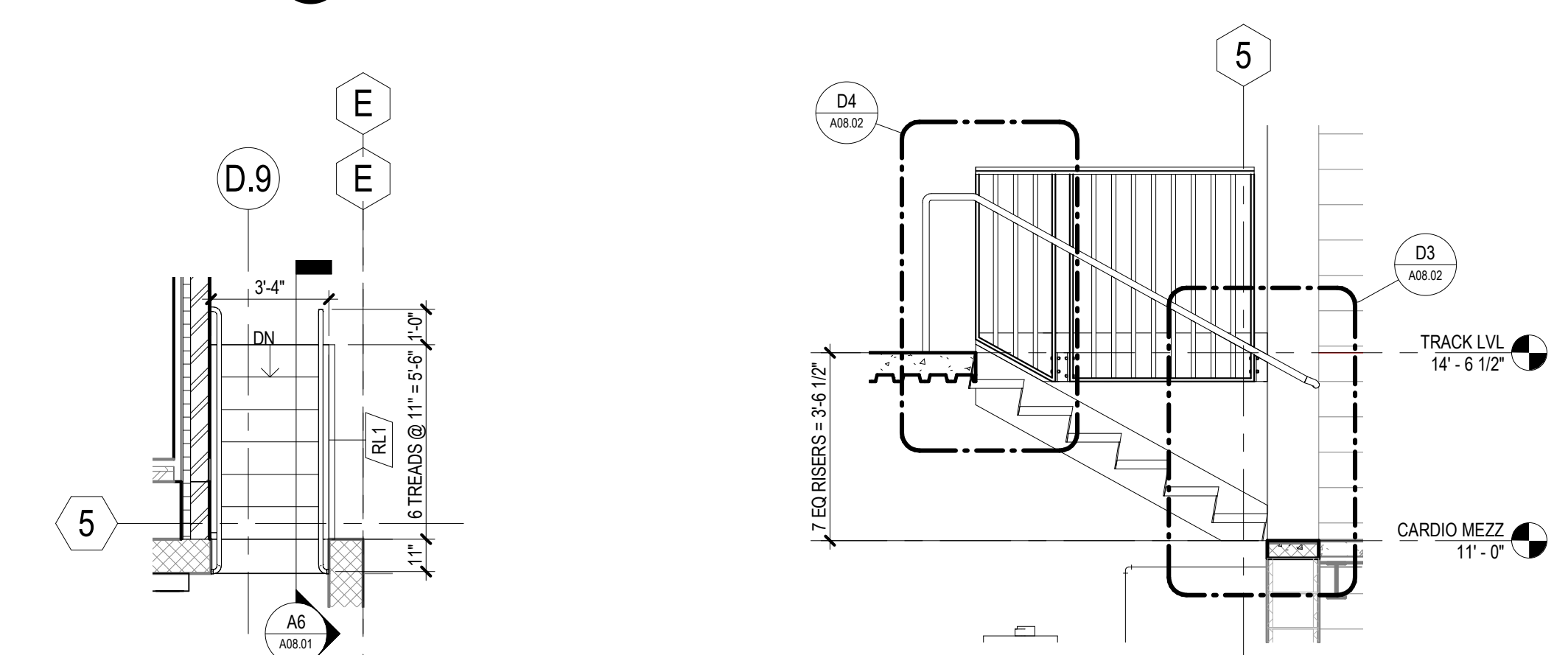
**B5 VERTICAL CIRCULATION SECTION**  
3/8" = 1'-0" (A3/A08.01)



**A1** ENLARGED CIRCULATION PLAN  
1/4" = 1'-0" (A1/A01.13)



**A3** ENLARGED CIRCULATION PLAN  
1/4" = 1'-0" (A1/A01.21)



**A6** **CARDIO STAIR SECTION**  
3/8" = 1'-0" (A5/A08.01)



November 17, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
ASI 09 – Handball Court Existing Ballast per RFI 13

Brad,

Per your request, please find listed below and attached the cost associated with ASI 09 – Handball Court Existing Ballast per RFI 13.

Total Cost:     \$ 3,423.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

---

<b>Project :</b>	<b>Carroll Recreation Center</b>	<b>Reference: ASI 09 - Handball Court</b>
	<b>Building Improvements Project 2021</b>	<b>Existing Ballasts per RFI 13</b>
<b>Contractor:</b>	<b>Badding Construction Company</b>	<b>Date: 11/17/2022</b>
	<b>Carroll, Iowa</b>	

---

1.) Labor	\$0.00	
2.) Materials	\$0.00	
3.) Equipment	\$0.00	
4.) Subtotal (lines 1 thru 3)		\$0.00
5.) Overhead & Profit (10.0% of line 4)		\$0.00
6.) Premium Time on Contract Work		\$0.00
7.) Subcontractor's		
a. Nelson Electric	\$3,228.00	
b.	\$0.00	
c.	\$0.00	
d.	\$0.00	
e.	\$0.00	
f.	\$0.00	
g.	\$0.00	
h.	\$0.00	
8.) Total Subcontractor Cost		\$3,228.00
9.) Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$161.40
10.) Subtotal (lines 4, 5, 6, 8 and 9)		\$3,389.40
11.) Insurance & Performance Bond @ 0.10%		\$33.89
12.) Total Cost (lines 10 & 11)		\$3,423.00
13.) Adjustment in Contract Time (calendar days):		0 days

820 W. 8th St. Suite 1  
Carroll, IA 51401

**NELSON**

**Electric**

Of Western Iowa

Phone: 712-792-5367 Ext. 2

Fax: 712-792-3606

[jim.kruse@nelselectric.biz](mailto:jim.kruse@nelselectric.biz)

## WORK PROPOSAL

Proposal Submitted To	Phone	Date
Badding Construction	712-792-4123	November 17, 2022
Street	Job Name	
	Carroll Recreation Center	
City, State, Zip Code	Job Location	
Carroll, Iowa	Carroll, Iowa	
Attn. Nick Badding	Contact	Nick

We hereby submit the following proposal;

Remove 14 Ballast and relocate 7 of them.

Material \$743.00

Labor \$75/hr x 29.21hrs \$2,191.00

O&P 10% \$294.00

**TOTAL \$3,228.00**

We propose hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

**Jim Kruse- Cell 515-290-1805**

Note: This proposal may be withdrawn by us if not accepted within **15 days** of the above date.

**Acceptance of Proposal** - the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date \_\_\_\_\_



Job Name: Rec Center CR's  
 Job Number: 1196  
 Extension Name: Summary #1

Material Filter: <None>  
 Report: 2. Extension

**[Items and ByProducts]**

Item #	Item Name	Quantity	Book Price.	U	Ext Book Price.	Bid Lbr Ext
Label Set: Combined, Combined, Combined, Combined, Combined					<b>\$742.65</b>	<b>29.21</b>
Mat Codes: DO NOT USE					<b>\$742.65</b>	<b>29.21</b>
42	10 THHN CU STRANDED	1,000.00	\$483.99	M	\$483.99	6.00
537	3/4 EMT	100.00	\$188.92	C	\$188.92	5.00
642	3/4 EMT CONN S/C	6.00	\$46.66	C	\$2.80	0.66
702	3/4 EMT COUPL S/C	<b>12.00</b>	\$56.76	C	\$6.81	0.96
837	3/4 EMT 1 HOLE STP	<b>16.00</b>	\$20.31	C	\$3.25	0.48
1,837	STRAP FASTENER	<b>16.00</b>	\$0.27		\$4.26	0.96
1,932	1/4" LAG EXP. SHIELD	40.00	\$87.61	C	\$35.04	2.00
3,363	TAN WIRE NUT	50.00	\$227.00	M	\$11.35	0.50
7,349	4/S BOX 2-1/8" DEEP	2.00	\$275.88	C	\$5.52	0.30
7,353	4/S BLANK COVER	2.00	\$35.52	C	\$0.71	0.10
9,025	REMOVE LIGHTS	7.00	\$0.00	E	\$0.00	<b>5.25</b>
9,038	R&R LIGHT	7.00	\$0.00		\$0.00	<b>7.00</b>
<b>[Items and ByProducts] Total:</b>					<b>\$742.65</b>	<b>29.21</b>



November 11, 2022

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, Iowa  
ASI 09 – Handball Court Existing Ballasts per RFI 13

TO: Drees Company  
Nelson Electric

Please find attached ASI 09 – Handball Court Existing Ballasts for the Carroll Recreation Center Building Improvements Project 2021 in Carroll, Iowa. This is in response to RFI 13 – Handball Court Existing Ballast.

Please review the ASI and provide cost changes to me by noon Thursday, November 17<sup>th</sup>.

Gary, I'm sending this to Drees Company just to let them know. Will there be any other trades involved in this change; mason, painter, etc.?

Give me a call if you have any questions.

Thanks

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

enc.

## architect's supplemental instructions #09

**Date of Issuance:** 11.11.2022

**Project:** Carroll Recreation Center Building Improvements 2021

**Project No.:** 3003.272.01

**File No.:** 12.07

**Owner:** City of Carroll

**Contract for:** Carroll Recreation Center

**To:** Nick Badding, Badding Construction

**Contract Date:** June 16<sup>th</sup>, 2022

**Distribution:** Tony Badding, Badding Construction  
Larry Bruggerman, Badding Construction  
Chad Tiemeyer, City of Carroll  
Michael Lortz, KCL  
Nick Johnson, KCL

The Work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in the Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect. . **If any Contractor does not accept this ASI without a change in Cost or Time they must notify RDG by return of this ASI with appropriate acknowledgement indicated below within 14 days of issuance of the ASI. If no response is received within this 14 day period, or the Contractor proceeds with instructions without response, the ASI may be initiated at no change in Contract Cost or Contract Time. Any change in Cost or Time must be submitted as a proposal to RDG within 21 days of the ASI issuance and requires Owner approval prior to proceeding.**

### Description:

As a direct response to RFI #13 Handball Court Existing Ballasts, the following modifications to the contract documents are proposed, as described:

#### 1. **E00.21 – ELECTRICAL DEMOLITION PLAN LEVEL 2 – ADD ALTERNATE #1**

- a. REMOVE (14) wall mounted remote ballasts connected to fixtures in the existing handball court. (7) ballasts are active and connected to existing light fixtures, and (7) ballasts are inactive and need to be demolished.

#### 1. **E01.21 – ELECTRICAL FLOOR PLAN LEVEL 2 – ADD ALTERNATE #1**

- a. Relocate the (7) active ballasts to MECHANICAL 207 as shown on plan E01.21. Coordinate exact location for relocated ballasts with existing site conditions. Pull new conductors from the handball court to this location, and circuit to a 20A spare breaker in panel 'HA'.

### Attachment:

#### 1. **E00.21, E01.21**

Issued By: Brad Rodenburg, AIA - RDG



RDG Planning & Design

11.11.2022

Receipt Acknowledged as Follows:

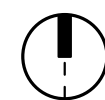
- [ ] Accepted. No change in cost or time.  
[ ] Request for change in cost or time will be submitted within 21 days of date of ASI.

Contractor (Signature) \_\_\_\_\_





SHEET NO: 04-142  
P&S MADE: 11/13/2021 11:48:13 AM



**LEVEL 2 ELECTRICAL DEMOLITION PLAN - ADD ALTERNATE #1**  
1/8" = 1'-0"



**KEYNOTES #**

1. NOT ALL EXISTING FIXTURES IN MEZZANINE ARE SHOWN. REMOVE ALL EXISTING FIXTURES IN MEZZANINE.
2. REMOVE (14) LIGHTING BALLASTS ASSOCIATED WITH HANDBALL COURT LIGHT FIXTURES. RELOCATE (7) ACTIVE BALLASTS TO NEW LOCATION AS SHOWN ON SHEET ED0.21. DEMOLISH THE REMAINING (7) INACTIVE BALLASTS.

ASI 09

**ELECTRICAL DEMOLITION NOTES**

1. DEMOLITION DRAWINGS PRESENT LAYOUT OF EXISTING CONDITIONS AND MAJOR MECHANICAL/ELECTRICAL ITEMS. THEY ARE NOT TO BE CONSTRUED AS COMPLETE IN REPRESENTATION OF ACCESSORIES AND INCIDENTALS TO BE REMOVED, REPLACED, OR REWORKED. NOR SHOULD ACCESSIBILITY BE INFERRED. THE CONTRACTOR IS RESPONSIBLE TO FAMILIARIZE THEMSELVES WITH THE BUILDING AND EXISTING CONDITIONS, PRIOR TO THE SUBMITTING OF A BID FOR THIS PROJECT.
2. REMOVE ELECTRICAL FACILITIES AND CLEAR THE AREA TO RECEIVE THE NEW WORK TO BE PROVIDED UNDER THIS CONTRACT. THIS ELECTRICAL DEMOLITION DRAWING SHOWING EXISTING CONDITIONS HAS BEEN PREPARED BASED ON FIELD OBSERVATION AND ORIGINAL DRAWINGS. ADDITIONAL COMPONENTS MAY EXIST WHICH DO NOT SHOW, AND SUCH ITEMS SHALL BE DEALT WITH IN A MANNER SIMILAR TO THOSE ITEMS WHICH DO SHOW. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS. CONDUITS, BOXES, ETC., SHALL BE REMOVED AS REQUIRED BY WALL AND CEILING DEMOLITION AND REMOVALS. WIRING SHALL BE REMOVED. ALL WIRING FOR THE REMODELED AREAS SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE. ALL BRANCH CIRCUITS TO BE DISCONNECTED SHALL BE IDENTIFIED AS TO LOCATION OR ITEM SERVED BEFORE DISCONNECTING. CIRCUITS SERVING AREAS BEYOND THE IMMEDIATE DEMOLITION AREA SHALL BE MAINTAINED.
3. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH EXISTING ELECTRICAL SYSTEM WHICH WILL BE AFFECTED BY THE DEMOLITION WORK. CONTRACTOR SHALL OBTAIN PERMISSION FROM OWNER'S REPRESENTATIVE TO SHUT OFF SERVICES OR SYSTEMS WHICH MAY AFFECT OTHER AREAS BEYOND THE LIMITS OF THE IMMEDIATE DEMOLITION AREA. SUCH PERMISSION WILL BE GRANTED ONLY AFTER OWNER'S REPRESENTATIVE IS INFORMED OF THE REASON FOR AND DURATION OF THE SHUTDOWN AND IS SATISFIED THAT THE SHUTDOWN CAN BE MADE WITH AS LITTLE INCONVENIENCE TO OTHER AREAS AS POSSIBLE.
4. PANELBOARDS, DISCONNECTS, FIXTURES, WIRING DEVICES, SIGNAL DEVICES, ETC., SHOWN ON PLANS SHALL BE REMOVED UNLESS NOTED OTHERWISE. REMOVAL SHALL BE DONE IN A TIMELY MANNER IN ACCORDANCE WITH THE GENERAL DEMOLITION WORK. COORDINATE WITH THE OWNER AND OTHER CONTRACTORS.
5. ABBREVIATIONS:
  - E - EXISTING ITEM TO REMAIN
  - ER - NEW LOCATION OF EXISTING ITEM
  - N - NEW ITEM IN EXISTING LOCATION
  - R - EXISTING ITEM TO BE REMOVED, PATCH AND/OR COVER
  - RN - REPLACE EXISTING WITH NEW
  - RR - EXISTING ITEM TO BE REMOVED AND RELOCATED

**CARROLL RECREATION CENTER BUILDING IMPROVEMENTS 2021**

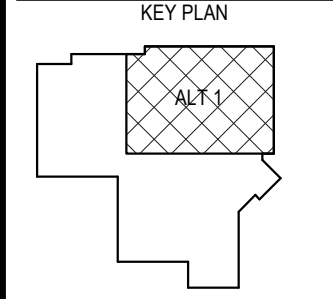
**CONSTRUCTION DOCUMENTS**

**ED0.21**

**ELECTRICAL  
DEMOLITION PLAN  
LEVEL 2 - ADD  
ALTERNATE #1**

RDG Planning & Design  
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CONSTRUCTION DOCUMENTS, APPENDIX AND  
CHANGE DOCUMENTS REMAIN THE OFFICIAL  
CONSTRUCTION DOCUMENTS.

ISSUANCE	DATE
CONSTRUCTION DOCUMENTS	5/12/2022
ISSUANCE	DATE
PROJECT NO	3003.272.01



**716 NORTH GRANT ROAD  
CARROLL, IA 51401**  
**CITY OF CARROLL, IA**

**EXPLUMB/MECH/ELECTECH**  
KCE Engineering  
1000 N. Grant Road  
Des Moines, IA 50309  
Phone: (515) 275-3900

**CIVIL**  
JEC Consulting  
1000 N. Grant Road  
Des Moines, IA 50309  
Phone: (515) 275-3900

**STRUCTURAL**  
RDG Planning & Design  
1000 N. Grant Road  
Des Moines, IA 50309  
Phone: (515) 275-3900

**ARCHITECT**  
RDG Planning & Design  
1000 N. Grant Road  
Des Moines, IA 50309  
Phone: (515) 275-3900

**RDG**  
PLANNING • DESIGN



---

E01.21



November 29, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
Doors 141A & B Horizontal Mullion Change

Brad,

Please find listed below and attached the cost associated with Doors 141A & B Horizontal Mullion Change per RFI 16.

Total Cost:     \$ 674.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

**Project :** Carroll Recreation Center  
Building Improvements Project 2021

**Reference:** RFI 16 - Doors 141A & B  
Horizontal Mullion Change

**Contractor:** Badding Construction Company  
Carroll, Iowa

**Date:** 11/29/2022

1.) Labor	\$0.00	
2.) Materials	\$0.00	
3.) Equipment	\$0.00	
4.) Subtotal (lines 1 thru 3)		\$0.00
5.) Overhead & Profit (10.0% of line 4)		\$0.00
6.) Premium Time on Contract Work		\$0.00
7.) Subcontractor's		
a. Carroll Glass	\$635.25	
b.	\$0.00	
c.	\$0.00	
d.	\$0.00	
e.	\$0.00	
f.	\$0.00	
g.	\$0.00	
h.	\$0.00	
8.) Total Subcontractor Cost		\$635.25
9.) Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$31.76
10.) Subtotal (lines 4, 5, 6, 8 and 9)		\$667.01
11.) Insurance & Performance Bond @ 0.10%		\$6.67
12.) Total Cost (lines 10 & 11)		\$674.00
13.) Adjustment in Contract Time (calendar days):		0 days

## Change Order #1

Company: CARROLL GLASS CO

From: Bruce Chow

Date: 11/29/22

Subject: Change Order SO # 101124 - CARROLL RECREATION CENTER RENOVATION AND ADDITION

The following is a additive change order for the following:

- Provide 8" horizontal mullion at sidelites for Dr 141A/141B. Delete the 2-1/2" mullions at sidelites.

\*\*Tax not included in total.

<b>TOTAL ADD .....</b>	<b>\$635.25</b>
------------------------	-----------------

If you have any questions, please feel free to call Bruce Chow @ (415) 230-6774. Please sign and return as soon as possible in order to move forward with production of the project. Thanks for your cooperation.

Sincerely,

Bruce Chow, Sr Project Manager

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Job Title

**Badding Construction**

814 West 9th Street  
Carroll, Iowa 51401  
P: (712) 792-4123  
F: (712) 792-6719

**Project: 22-025 Carroll Recreation Center -****Building Improvements Project 2021**

716 North Grant Road  
Carroll, Iowa 51401  
P: 712-792-5400

## RFI #16: Fire Rated Frame FRRG6 Horizontal Mullions

<b>Status</b>	Open		
<b>To</b>	Brad Rodenburg (RDG Planning & Design)	<b>From</b>	Nick Badding (Badding Construction) 814 West 9th Street Carroll, Iowa 51401
<b>Date Initiated</b>	Nov 2, 2022	<b>Due Date</b>	Nov 7, 2022
<b>Cost Impact</b>	Yes (Unknown)	<b>Schedule Impact</b>	No
<b>Spec Section</b>	08 41 13.13 - Fire-Rated Aluminum-Clad Entrances and Storefronts		
<b>Drawing Number</b>	A10.03		
<b>Linked Drawings</b>			
<b>Received From</b>	Nick Badding (Badding Construction)		
<b>Copies To</b>	Andy Reiman (Carroll Glass), Larry Bruggeman (Badding Construction), Bill Kunecke (Badding Construction)		

### Activity

**Question**

**Question from Nick Badding Badding Construction on Wednesday, Nov 2, 2022 at 02:44 PM CDT**

Please confirm opening FRRG6, Doors 141A & B, does not have a horizontal mullion at 2'-8" but does have a horizontal mullion at 7'-2". This is inconsistent with openings FFRG1, 2 & 3.

**Attachments**

[RFI 16 - Doors 141A & B Horizontal Mullions.pdf](#)

**Official Response**

**Response from Brad Rodenburg RDG Planning & Design on Monday, Nov 7, 2022 at 11:41 AM CST**

See response to RFI #16 - Fire Rated Frame FRRG6 Horizontal Mullions, as noted.

-Brad Rodenburg, RDG

**Attachments**

[Carroll Recreation Building Improvements 2021\\_RFI #16 - FRRG6 Horizontal Mullions-RDG Response.pdf](#)



**Badding Construction**  
814 West 9th Street  
Carroll, Iowa 51401  
P: (712) 792-4123  
F: (712) 792-6719

**Project: 22-025 Carroll Recreation Center -  
Building Improvements Project 2021**  
716 North Grant Road  
Carroll, Iowa 51401  
P: 712-792-5400

## RFI #16: Fire Rated Frame FRRG6 Horizontal Mullions

<b>Status</b>	Open		
<b>To</b>	Brad Rodenburg (RDG Planning & Design)	<b>From</b>	Nick Badding (Badding Construction) 814 West 9th Street Carroll, Iowa 51401
<b>Date Initiated</b>	Nov 2, 2022	<b>Due Date</b>	Nov 7, 2022
<b>Cost Impact</b>	Yes (Unknown)	<b>Schedule Impact</b>	No
<b>Spec Section</b>	08 41 13.13 - Fire-Rated Aluminum-Clad Entrances and Storefronts		
<b>Drawing Number</b>	A10.03		
<b>Linked Drawings</b>			
<b>Received From</b>	Nick Badding (Badding Construction)		
<b>Copies To</b>	Andy Reiman (Carroll Glass), Larry Bruggeman (Badding Construction), Bill Kunecke (Badding Construction)		

### Activity

#### Question

**Question from Nick Badding Badding Construction on Wednesday, Nov 2, 2022 at 02:44 PM CDT**

Please confirm opening FRRG6, Doors 141A & B, does not have a horizontal mullion at 2'-8" but does have a horizontal mullion at 7'-2". This is inconsistent with openings FFRG1, 2 & 3.

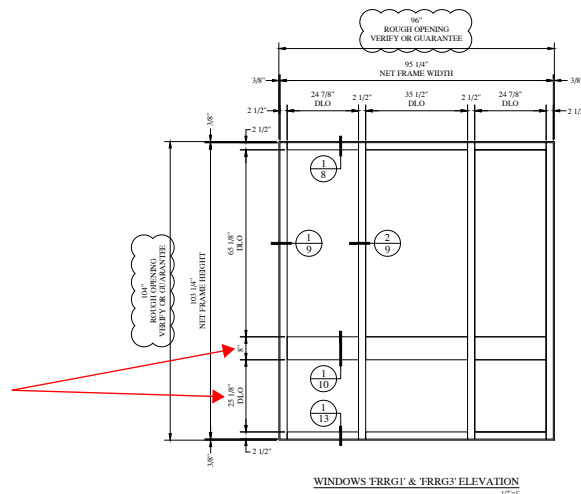
#### Attachments

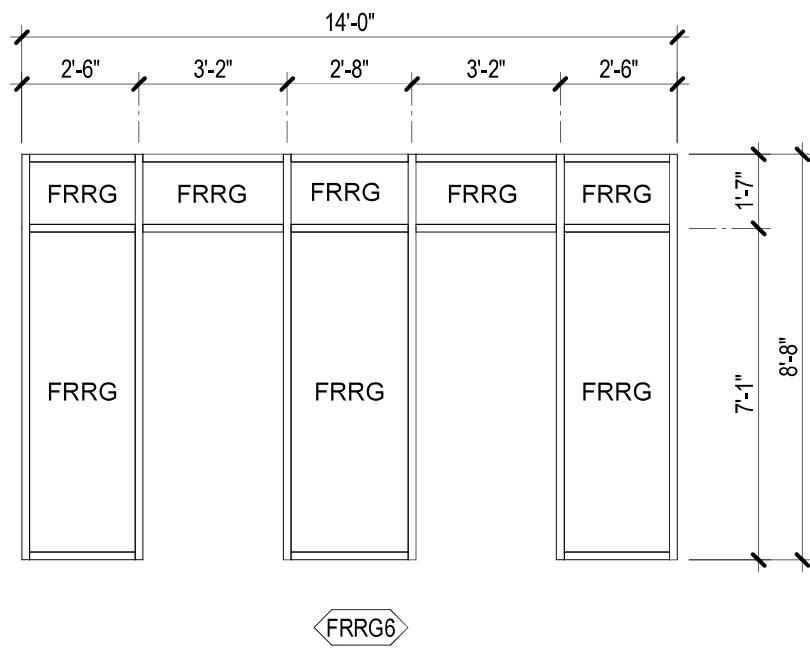
[RFI 16 - Doors 141A & B Horizontal Mullions.pdf](#)

*Awaiting an Official Response*

Please include a horizontal mullion at 2'-8", same as FRRG1, 2 & 3 for FRRG6. This will keep things consistent with the new FRRG1, 2 & 3 and with the existing west entry door system that will remain. Fire rated glass will be reduced and mullions added, so please price this accordingly. We can then make a final decision on how to proceed.

-Brad Rodenburg, RDG 11.7.2022









Revision 01 December 6, 2022  
November 29, 2022

RDG Planning & Design  
301 Grand Avenue  
Des Moines, IA 50309

RE: Carroll Recreation Center  
Building Improvements Project 2021  
Carroll, IA  
Shower Drain Line Changes per RFI 19 Correspondence Revision 01

Brad,

Please find listed below and attached the revised cost associated with Shower Drain Line Changes per RFI 19 Correspondence Revision 01. This change request includes the venting and drain changes discussed at the OAC Meeting on December 2, 2022.

Total Cost: \$ 8,051.00

Sincerely,

Nick Badding  
President

cc: Larry Bruggeman  
Bill Kunecke

# Contractor's Cost Summary

---

<b>Project :</b>	<b>Carroll Recreation Center</b>	<b>Reference: Shower Drain Changes</b>
	<b>Building Improvements Project 2021</b>	<b>per RFI 19 &amp; OAC Site Meeting</b>
<b>Contractor:</b>	<b>Badding Construction Company</b>	<b>Date: 12/6/2022</b>
	<b>Carroll, Iowa</b>	

---

1.) Labor	\$0.00	
2.) Materials	\$0.00	
3.) Equipment	\$0.00	
4.) Subtotal (lines 1 thru 3)		\$0.00
5.) Overhead & Profit (5.0% of line 4)		\$0.00
6.) Premium Time on Contract Work		\$0.00
7.) Subcontractor's		
a. Drees Company	\$7,592.00	
b.	\$0.00	
c.	\$0.00	
d.	\$0.00	
e.	\$0.00	
f.	\$0.00	
g.	\$0.00	
h.	\$0.00	
8.) Total Subcontractor Cost		\$7,592.00
9.) Contractor's OH & P on Subcontractor's Work (5% of line 8)		\$379.60
10.) Subtotal (lines 4, 5, 6, 8 and 9)		\$7,971.60
11.) Insurance & Performance Bond @ 0.10%		\$79.72
12.) Total Cost (lines 10 & 11)		\$8,051.00
13.) Adjustment in Contract Time (calendar days):		0 days

## CONTRACTOR'S COST SUMMARY

PROJECT: Carroll REC Center

REFERENCE Locker Room Shower  
Drain Line - REVISED

CONTRACTOR: DREES HEATING & PLUMBING, INC.

DATE: 12/5/2022

This Form, itemized accountings and appropriate supporting data must be attached to any Claim or Change

Cost associated with re working the sewer line for the locker room showers

1).	Labor *(including benefits)	\$	3,872
2).	Materials *	\$	3,030
3).	(Subtotal of lines 1 and 2)	\$	6,902
4).	Overhead & Profit (10% of line 3)	\$	690
5).	Premium Time on Contract Work	\$	-
6).	Tax 0%	\$	-
7).	Subcontractor's name & cost: (Attached summaries & breakdowns)		
	a. _____	\$	-
	b. _____	\$	-
	c. _____	\$	-
	d. _____	\$	
	e. _____	\$	
8).	Total Sub. Cost (total of lines 7a thru 7h)	\$	-
9).	Contractor's O & P Sub's Work (5% of line 8)	\$	-
10).	(Subtotal of lines 3, 4, 5, 6, 8 and 9)	\$	7,592
11).	Bond <u>1</u> % & Insurance ____% (If required) = <u>1</u> % of line 10	\$	-
12).	TOTAL COST (total of line 10 and 11) (If this is Sub's Summary, Contractor to include the amount of line 12 on line 7 of their Cost Summary)	\$	7,592
13).	Adjustment in Contract Time (calendar days): <u>0</u> (Providing supportive data substantiating claim for additional days.)		

\*Attached breakdown of itemized accounting and supporting data.

# Material List

Qty.		Cost	Total	Hrs	Total Hrs
1	Women's Showers	\$ 394.00	\$ 394.00	12	12
1	Excavation & Backfill	\$ 50.00	\$ 50.00	18	18
1	Men's Showers	\$ 246.00	\$ 246.00	7	7
1	Excavation & Backfill	\$ 50.00	\$ 50.00	9	9
1	Credit for installing (1) less trench drain	\$ (25.00)	\$ (25.00)	-2	-2
1	New Drains	\$ 5,045.64	\$ 5,045.64	0	0
1	Credit for Returned Drains	\$ (2,731.00)	\$ (2,731.00)		0
			\$ -		0
	Total		\$ 3,029.64		44

## Drees Company

### Recap with Total Cost

There was one calculation message.

Project Name: Carroll REC Center REBID

Page: 1 of 2

Bid ID: 5/26/2022

Report Time: 12/5/22 3:14 PM

Data Calculated: 12/5/2022 7:43:00 AM

Base Bid; Zone: **Womens;** Phase: Shower RePipe;

#### Pipe

##### PVC - Plain End Plastic Sch 40 - SolvWld

Material Multiplier: 1003 - PVC SCH40 PIPE 1-1/2 - 3 - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
Pipe						
2		30	2.22	66.61	0.03	1
3		18	4.48	80.58	0.06	1

PVC - Plain End Plastic Sch 40 - SolvWld Totals:

	<u>48</u>	<u>147</u>	<u>2</u>	
<b>Pipe Totals:</b>	<u>48</u>	<u>147</u>	<u>2</u>	

#### Fittings

##### PVC - Hub x Hub Plastic DWV - SolvWld

Material Multiplier: 1051 - - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
Bushing						
4x3		1	14.79	14.79	0.74	1

Material Multiplier: 1067 - PVC SCH40 FTG 2-1/2 - 4 - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
Bushing						
3x2		1	6.64	6.64	0.53	1

Material Multiplier: 1072 - PVC DWV FTG 1-1/4 - 4 - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
1/4 Bend						
3		1	14.66	14.66	0.66	1
P-Trap						
2		5	14.28	71.41	0.41	2
Wye						
4		1	48.53	48.53	1.22	1
Wye - Reducing						
3x3x2		4	19.78	79.13	0.86	3

Material Multiplier: F3B00 - CHA - PVC DWV Fittings - CHA - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
1/8 Bend Street						
2		4	0.99	3.96	0.21	1
4		1	4.17	4.17	0.41	0

PVC - Hub x Hub Plastic DWV - SolvWld Totals:

	<u>18</u>	<u>243</u>	<u>10</u>	
<b>Fittings Totals:</b>	<u>18</u>	<u>243</u>	<u>10</u>	

## Drees Company

### Recap with Total Cost

There was one calculation message.

Project Name: Carroll REC Center REBID

Page: 2 of 2

Bid ID: 5/26/2022

Report Time: 12/5/22 3:14 PM

Data Calculated: 12/5/2022 7:43:00 AM

Base Bid; Zone: **Womens**; Phase: Shower RePipe;

#### Misc. Consumables

##### - Plastic Joints Glue & Cleaner -

Material Multiplier: XNET - Net Material Price - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
Glue & Cleaner						
Cement - PVC		0	5.89	0.60	0.00	0
Cleaner-All Purpose		0	6.33	0.65	0.00	0

##### - Plastic Joints Glue & Cleaner - Totals:

	<u>0</u>	<u>1</u>	<u>0</u>	
<b>Misc. Consumables Totals:</b>	<u><u>0</u></u>	<u><u>1</u></u>	<u><u>0</u></u>	

#### Pipe Cut

##### Plastic - Pipe Cut with Chop Saw - ChopSaw

Material Multiplier: XNET - Net Material Price - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
PIPE CUT						
2		1	0.75	0.75	0.01	0
3		2	0.90	1.80	0.05	0

##### Plastic - Pipe Cut with Chop Saw - ChopSaw Totals:

	<u>3</u>	<u>3</u>	<u>0</u>	
<b>Pipe Cut Totals:</b>	<u><u>3</u></u>	<u><u>3</u></u>	<u><u>0</u></u>	

Material Cost

Total Hrs

Labor Cost

**Grand Totals**

**\$394**

**12**

\* Items flagged with an asterisk may have their price and labor overwritten in Excel's Rapid Reports

# Drees Company

## Recap with Total Cost

There was one calculation message.

Project Name: Carroll REC Center REBID

Page 1 of 1

Bid ID: 5/26/2022

Report Time: 12/5/22 3:15 PM

Data Calculated: 12/5/2022 7:43:00 AM

Base Bid; Zone: Mens; Phase: Shower RePipe;

### Pipe

#### PVC - Plain End Plastic Sch 40 - SolvWld

Material Multiplier: 1003 - PVC SCH40 PIPE 1-1/2 - 3 - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
Pipe						
2		40	2.22	88.81	0.03	1

PVC - Plain End Plastic Sch 40 - SolvWld Totals:

	<u>40</u>	<u>89</u>	<u>1</u>	
<b>Pipe Totals:</b>	<u>40</u>	<u>89</u>	<u>1</u>	

### Fittings

#### PVC - Hub x Hub Plastic DWV - SolvWld

Material Multiplier: 1072 - PVC DWV FTG 1-1/4 - 4 - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
P-Trap						
2		4	14.28	57.13	0.41	2
Wye - Reducing						
3x3x2		5	19.78	98.92	0.86	4

PVC - Hub x Hub Plastic DWV - SolvWld Totals:

	<u>9</u>	<u>156</u>	<u>6</u>	
<b>Fittings Totals:</b>	<u>9</u>	<u>156</u>	<u>6</u>	

### Misc. Consumables

#### - Plastic Joints Glue & Cleaner -

Material Multiplier: XNET - Net Material Price - 1.00

<u>Item</u>	<u>Size</u>	<u>Quantity</u>	<u>Price</u>	<u>Mat. Cost</u>	<u>Unit Lab Hr</u>	<u>Total Hrs</u>
Glue & Cleaner						
Cement - PVC		0	5.89	0.34	0.00	0
Cleaner-All Purpose		0	6.33	0.37	0.00	0

- Plastic Joints Glue & Cleaner - Totals:

	<u>0</u>	<u>1</u>	<u>0</u>	
<b>Misc. Consumables Totals:</b>	<u>0</u>	<u>1</u>	<u>0</u>	

Material Cost

Total Hrs

**Grand Totals**

**\$246**

**7**

\* Items flagged with an asterisk may have their price and labor overwritten in Excel's Rapid Reports





**PLUMBING & HEATING  
WHOLESALE INC.**  
pandhwholesale.com  
Phone: 1-800-779-4422 Fax: 1-712-722-4633



Phone: 1-844-488-5369  
Fax: 1-712-255-4869



Phone: 1-800-352-4662  
Fax: 1-712-277-3324

# QUOTE

DATE	BID NUMBER
12/05/22	S2778480.001
Remit To: Plumbing & Heating Wholesale Inc. PO Box 294 Sioux Center, IA 51250	
PAGE NO. 1	

## BILL TO:




DREES HEATING & PLUMBING INC  
PO BOX 585  
CARROLL, IA 51401

## JOB:

(DEFAULT)

CUSTOMER NUMBER	CUSTOMER PO NUMBER / JOB NAME	TERMS	SHIP VIA
1061	Rec Center shower drains 12/5/22	2% 10TH, NET 11TH	
DATE ORDERED	WRITER	CONTACT	DATE SHIPPED
12/05/22	JAK	MATT OWEN	

QTY		DESCRIPTION	UNIT PRICE	EXT PRICE
2	ea	NS) 9667Y02-24 JR SMITH ADA SHOWER DRAIN, 24" LONG, 18G 304SS BODY, SATIN FINISH, STANDARD LOOSE SET SS PERFORATED GRATE (SPG), 2" NO-HUB BOTTOM OUTLET	480.588	961.18
4	ea	NS) 9667Y02-48 JR SMITH ADA SHOWER DRAIN, 48" LONG, 18G 304SS BODY, SATIN FINISH STANDARD LOOSE SET SS PERFORATED GRATE (SPG), 2" NO-HUB BOTTOM OUTLET	961.116	3844.46
1	EA	FRT FREIGHT	240.000	240.00
<p>QUOTES ARE GOOD FOR 30 DAYS AND COMMODITY ITEMS SUCH AS COPPER, PVC, SHEET METAL, ETC. ARE SUBJECT TO MARKET FLUCTUATIONS.</p>			Subtotal	5045.64
			Shipping/Handling	0.00
			Sales Tax	0.00
			Total Amt Due	5045.64
			Payment Amt	0.00
			Balance Due	0.00

 Reply  Reply All  Forward

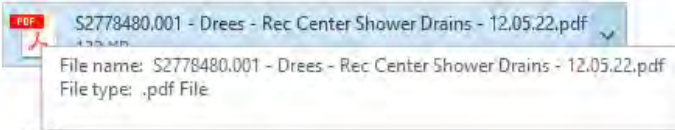


Mon 12/5/2022 3:06 PM

Josh Kempema <josh.kempema@pandhwholesale.com>

RE: Carroll Rec Center

To Matt Owen



Matt,

See the attached quote for the new drains.

Below is what I have figured for the return.

Note – items must be like new, & in sellable condition.

\$666.09 – each original cost

X 7

\$4662.63 – total original cost

X .35

\$1631.92 – 35% restock charge

\$4662.63

- \$1631.92 – restock charge

- \$300.00 – estimated shipping cost

\$2730.71 – is what you would receive credit for.

Let me know if any questions.

Thanks,

## Josh Kempema

Commercial Estimator & Inside Sales

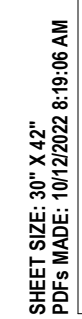
Plumbing & Heating Wholesale, Inc. | 1410 North Main Ave, Sioux Center, IA 51250

Branch Phone #: [800-779-4422](tel:800-779-4422) | Branch Fax #: [712-722-4633](tel:712-722-4633) | Extension: 8023

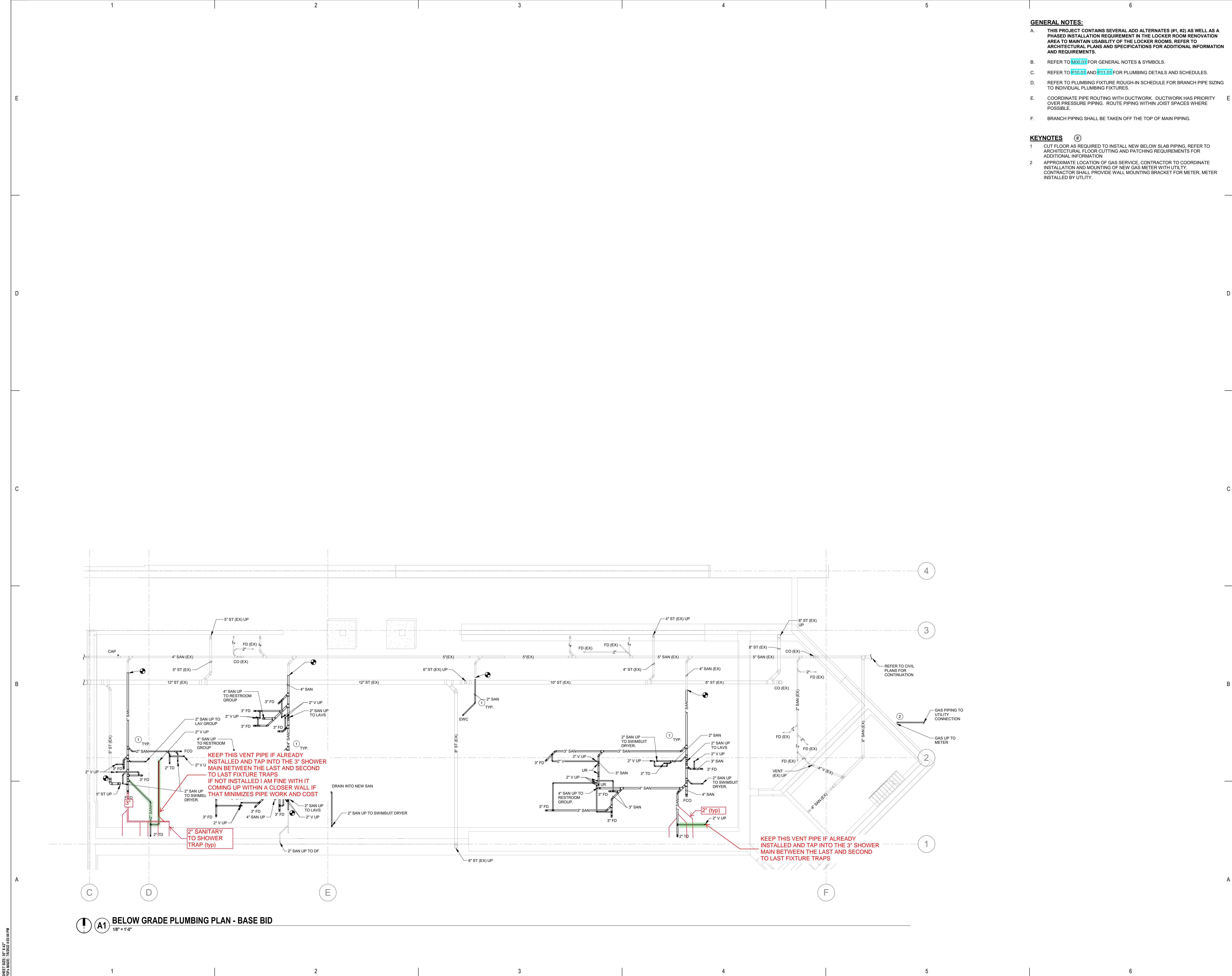
Email Address: [josh.kempema@pandhwholesale.com](mailto:josh.kempema@pandhwholesale.com)

"Creating Lasting Relationships Through Exemplary Service"









- GENERAL NOTES:**
- A. THIS PROJECT CONTAINS SEVERAL ADD ALTERNATES (#1, #2) AS WELL AS A PHASED INSTALLATION REQUIREMENT IN THE LOCKER ROOM RENOVATION AREA TO MAINTAIN USABILITY OF THE LOCKER ROOMS. REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
  - B. REFER TO **M00.01** FOR GENERAL NOTES & SYMBOLS.
  - C. REFER TO **P10.01** AND **P11.01** FOR PLUMBING DETAILS AND SCHEDULES.
  - D. REFER TO PLUMBING FIXTURE ROUGH-IN SCHEDULE FOR BRANCH PIPE SIZING TO INDIVIDUAL PLUMBING FIXTURES.
  - E. COORDINATE PIPE ROUTING WITH DUCTWORK. DUCTWORK HAS PRIORITY OVER PRESSURE PIPING. ROUTE PIPING WITHIN JOIST SPACES WHERE POSSIBLE.
  - F. BRANCH PIPING SHALL BE TAKEN OFF THE TOP OF MAIN PIPING.

- KEYNOTES** **(#)**
- 1 CUT FLOOR AS REQUIRED TO INSTALL NEW BELOW SLAB PIPING. REFER TO ARCHITECTURAL FLOOR CUTTING AND PATCHING REQUIREMENTS FOR ADDITIONAL INFORMATION
  - 2 APPROXIMATE LOCATION OF GAS SERVICE. CONTRACTOR TO COORDINATE INSTALLATION AND MOUNTING OF NEW GAS METER WITH UTILITY. CONTRACTOR SHALL PROVIDE WALL MOUNTING BRACKET FOR METER, METER INSTALLED BY UTILITY.

CONSTRUCTION DOCUMENTS

**ARCHITECT**  
RDG Planning & Design  
1000 N. Main Street  
Carroll, IA 51401  
Phone: (515) 288-3141

**STRUCTURAL**  
KPF Consulting Engineers  
1000 N. Main Street  
Carroll, IA 51401  
Phone: (515) 275-3600

**EXPLUMB/MECH/ELECTECH**  
KCF Engineering  
1000 N. Main Street  
Carroll, IA 51401  
Phone: (515) 724-1938

**LIGHTING**  
RDG Planning & Design  
1000 N. Main Street  
Carroll, IA 51401  
Phone: (515) 288-3141

**CIVIL**  
JEC Consulting  
1000 N. Main Street  
Carroll, IA 51401  
Phone: (515) 288-3141

**716 NORTH GRANT ROAD  
CARROLL, IA 51401**

**CITY OF CARROLL, IA**

CONSTRUCTION ISSUE	DATE
CONSTRUCTION DOCUMENTS	01/10/2021
ISSUANCE	01/10/2021
PROJECT NO.	3003.272.01

RDG Planning & Design  
THESE DOCUMENTS HAVE BEEN PREPARED BY RDG AND ARE SPECIFICALLY FOR THE **CARROLL RECREATION CENTER BUILDING IMPROVEMENTS 2021** PROJECT. THEY ARE NOT SUITABLE FOR USE ON OTHER PROJECTS OR IN OTHER LOCATIONS WITHOUT THE EXPRESS WRITTEN APPROVAL AND PARTICIPATION OF RDG. REPRODUCTION OF THIS DRAWING WITHOUT REPRESENT ALL CHANGES THAT HAVE OCCURRED DURING ANY OR CONSTRUCTION PHASES. CONSTRUCTION DOCUMENTS, APPENDIX AND CHANGE DOCUMENTS REMAIN THE OFFICIAL CONSTRUCTION DOCUMENTS.

**BELOW GRADE PLUMBING PLAN - BASE BID**

**P01.00**

## Nick Badding

---

**From:** Matt Owen <mowen@dreesco.com>  
**Sent:** Monday, December 5, 2022 3:31 PM  
**To:** Nick Badding  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)  
**Attachments:** Carroll REC Center Contractor Cost Summary 5 - Shower Drain Lines REVISED.pdf

Nick  
Attached is the cost summary for changing the trench drains to the number and sizes discussed, and utilizing a circuit vent on the sewer. I did shave some hours off excavation for this to lower the cost. Most of the expense is the cost of the drains and the labor to install all the individual traps. I know nobody likes these extras it but I feel this is a fair cost to the owner.  
Please let us know asap if this is approved so we can finish the sewer installation.  
Thanks



**Matt Owen**  
**Project Manager/Estimator**  
**Mechanical Division**

Drees Co. | 609 N. Carroll Street, Carroll, Iowa 51401  
Phone: 712 792 2863 Ext 113 | Fax: 712 792 2869 | Email: [mowen@dreesco.com](mailto:mowen@dreesco.com)  
[www.dreesco.com](http://www.dreesco.com) | Drees Co.

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**From:** Nick Badding <nbadding@baddingconstruction.com>  
**Sent:** Friday, December 2, 2022 1:48 PM  
**To:** Matt Owen - Drees Company <mowen@dreesco.com>  
**Cc:** Nick Badding <nbadding@baddingconstruction.com>  
**Subject:** FW: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Matt,  
Let me know if you need any additional information and how the pricing comes out.  
I would like them to wrap all of this up in an ASI so we have good documentation once everything is decided.  
Thanks  
Nick

**NICK BADDING**  
President



814 West 9<sup>th</sup> St. • Carroll, IA 51401  
Phone (712) 792-4123  
Fax (712) 792-6719

---

**From:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Sent:** Friday, December 2, 2022 12:04 PM  
**To:** Brad Rodenburg <[brodenburg@rdgusa.com](mailto:brodenburg@rdgusa.com)>; Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>  
**Cc:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>; Bill Kunecke <[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Matt and team,

Adding onto what Brad sent,  
See attached for what I mentioned about using circuit venting on the shower drain lines to eliminate the individual vent piping requirement to each shower.  
Additionally this should utilize the already shown 2" vent piping and eliminate the additional above ceiling vent piping that was going to be required.  
The circuit venting applies regardless of how many showers drains end up getting used ( in relation to eliminating some of the them as mentioned by brad). Just connecting between the last and second to last fixtures.

Let us know if you have any questions with this to help clarify things.

**Justin Friedhoff, PE**  
Senior Mechanical Engineer  
300 4<sup>th</sup> Street  
West Des Moines, IA 50265  
515.669.3405 (mobile)  
[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)

**KCL Engineering**  
[www.kclengineering.com](http://www.kclengineering.com)

---

**From:** Brad Rodenburg <[brodenburg@rdgusa.com](mailto:brodenburg@rdgusa.com)>  
**Sent:** Friday, December 2, 2022 12:00 PM  
**To:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>; Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Cc:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>; Bill Kunecke <[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Matt,

Appreciate all of the coordination with Justin (and on-site today as well) on these trench drains. Attached is what we discussed changing the trench drains to (length) and spacing equal between walls across all bays.

Justin is working on information from the piping side and will send through once complete, as well. Let me or Justin know if there are additional questions, once you have all the info we think you need to keep going.

Thanks,

-Brad

Bradley M. Rodenburg, AIA, LEED AP BD+C, WELL AP  
Partner

-----  
RDG Planning & Design

Dir: 515-473-6361  
[rdgusa.com](http://rdgusa.com)

---

**From:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>  
**Sent:** Tuesday, November 29, 2022 4:47 PM  
**To:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

I'm open to anything. If you can provide a sketch of how your thinking on the two groups, I can price accordingly  
Thx

Sent from my U.S.Cellular© Smartphone

Matt Owen  
Project Manager  
Drees Co. Mechanical Division  
[mowen@dreesco.com](mailto:mowen@dreesco.com)  
Office: 712-792-2868

----- Original message -----

**From:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Date:** 11/29/22 4:05 PM (GMT-06:00)  
**To:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

The reason I ask, we understand there needs to be individual traps and sanitary piping for the individual trench drains, we would like to push towards using circuit venting for these showers, aka tapping a 2" main vent off the main between the last and second to last fixture in the line and taking that up. Typically this is allowed by plumbing code, we just usually stick with venting each fixture since it is more standard across all jurisdictions.

This would eliminate the need for an individual vent going to each shower drain (and the added above ceiling vent piping). We already showed a 2" vent pipe serving the trench drains. And in looking at your sketch they might even be able to stay where we showed them before.

Just trying to come up with solutions to minimize the added costs for the project where we can.

Thoughts?



**Justin Friedhoff, PE**  
Senior Mechanical Engineer

300 4<sup>th</sup> Street  
West Des Moines, IA 50265  
515.669.3405 (mobile)  
[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)

**KCL Engineering**  
[www.kclengineering.com](http://www.kclengineering.com)

---

**From:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>

**Sent:** Tuesday, November 29, 2022 3:26 PM

**To:** 'Justin Friedhoff' <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>

**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Justin

It's about half of the 2" stuff. Ballpark around \$1,850 or so. Side note, I didn't include any of the above ground vent piping that will need to be done. I'll have to get an estimate for that as well.

Thanks



**Matt Owen**

**Project Manager/Estimator**

**Mechanical Division**

**Drees Co.** | 609 N. Carroll Street, Carroll, Iowa 51401

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[www.dreesco.com](http://www.dreesco.com) | Drees Co.

---

**From:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>

**Sent:** Tuesday, November 29, 2022 3:14 PM

**To:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>

**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Hey Matt,

How much of this cost would you say is comprised of just all of the materials and labor associated individual vent piping?

Like 2K of it?

**Justin Friedhoff, PE**  
Senior Mechanical Engineer

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515.669.3405 (mobile)  
[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)

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---

**From:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>

**Sent:** Tuesday, November 29, 2022 2:35 PM

**To:** Brad Rodenburg - RDG Planning & Design <[brodenburg@rdgusa.com](mailto:brodenburg@rdgusa.com)>; Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>

**Cc:** 'Alex Drees' <[adrees@dreesco.com](mailto:adrees@dreesco.com)>; Bill Kunecke <[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>; Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>; Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>

**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Brad & Justin,

Please find attached Shower Drain Line Changes per RFI 19 Correspondence.

Nick

## NICK BADDING

President



814 West 9<sup>th</sup> St. • Carroll, IA 51401

Phone (712) 792-4123

Fax (712) 792-6719

---

**From:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>

**Sent:** Tuesday, November 29, 2022 9:15 AM

**To:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>

**Cc:** 'Alex Drees' <[adrees@dreesco.com](mailto:adrees@dreesco.com)>; Bill Kunecke <[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>

**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Nick

Attached is the cost for the sewer line work for the shower two shower groups. It's quite a bit of extra work and I've broken it down as best I can. I included a diagram on the last page of the attachment indicating the plan. The men's side has a 3" sewer but we will need to install connections to each individual trench drain. Not as much scope as the women's. We went with a 3" line on the women's sewer since it was deemed large enough. All connections are accounted for and the sewer vents are ran to the south wall between the showers and pool.

We can discuss on Friday but we'll need a quick answer on the women's side.

Thanks



**Matt Owen**

**Project Manager/Estimator**

**Mechanical Division**

**Drees Co.** | 609 N. Carroll Street, Carroll, Iowa 51401

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[www.dreesco.com](http://www.dreesco.com) | Drees Co.

---

**From:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>

**Sent:** Monday, November 28, 2022 5:01 PM

**To:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>; Brad Rodenburg - RDG Planning & Design  
<[brodenburg@rdgusa.com](mailto:brodenburg@rdgusa.com)>

**Cc:** Alex Drees <[adres@dreesco.com](mailto:adres@dreesco.com)>; Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>; Bill Kunecke  
<[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>

**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Per the markup, the mens side is already a 3" which is adequate.

On the womens side is that 2" piping installed already?

For the 5 showers a 3" main would likely be necessary as mentioned, if it is easier/cheaper to just continue the 4" main as you have shown that would be ok.

**Justin Friedhoff, PE**  
Senior Mechanical Engineer  
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[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)

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---

**From:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Sent:** Monday, November 28, 2022 4:15 PM  
**To:** Brad Rodenburg - RDG Planning & Design <[brodenburg@rdgusa.com](mailto:brodenburg@rdgusa.com)>; Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Cc:** Alex Drees <[adrees@dreesco.com](mailto:adrees@dreesco.com)>; Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>; Bill Kunecke <[bkunecke@baddingconstruction.com](mailto:bkunecke@baddingconstruction.com)>; Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Brad & Justin,

See email below from Drees Company concerning the shower trench drain size as well as installation.

Do you want me to send an RFI to address this?

Thanks

Nick

**NICK BADDING**

President



814 West 9<sup>th</sup> St. • Carroll, IA 51401

Phone (712) 792-4123

Fax (712) 792-6719

---

**From:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>

**Sent:** Monday, November 28, 2022 3:43 PM

**To:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>

**Cc:** Alex Drees <[adres@dreesco.com](mailto:adres@dreesco.com)>

**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Nick,

In addition to the email below and RFI #19, we feel a single 2" sewer line to catch the trench drains in the group areas may not be large enough. Will the sewer line need to be increased to catch the trench drains in the women's and men's locations where we will have 4 and 5 trenches all joining. See attached. If so, we ask a cost change be approved for the added pipe, fittings, labor, and additional excavation and backfill. We'll need an answer quick as concrete prep is under way on the women's side.

We also need to know about how we go about sealing the trenches if they want them installed continuous.

We can discuss all of this on Wednesday when everyone is available.

Thanks



**Matt Owen**

**Project Manager/Estimator**

**Mechanical Division**

**Drees Co.** | 609 N. Carroll Street, Carroll, Iowa 51401

☎Phone: 712 792 2863 Ext 113 | 📠Fax: 712 792 2869 | ✉️: [mowen@dreesco.com](mailto:mowen@dreesco.com)

---

**From:** Matt Owen <[mowen@dreesco.com](mailto:mowen@dreesco.com)>  
**Sent:** Monday, November 21, 2022 9:14 AM  
**To:** 'Nick Badding' <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>; 'Justin Friedhoff' <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Cc:** Alex Drees <[adrees@dreesco.com](mailto:adrees@dreesco.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Nick

We have all the trench drains in our warehouse. Attached are a few pics of the drains. The drains measure 3' across with a 1" lip on the side for mounting. We could remove the lip on the side in order to mount the drains side by side.

Right now we have a pipe stubbed into the shower area. Bill had indicated that he was going to pour that section separate. Unless were changing drains, we'll individually trap each drain. We just need to know exact location, elevation, and if we can run the vents up the south wall.

Thanks



**Matt Owen**

**Project Manager/Estimator**

**Mechanical Division**

**Drees Co.** | 609 N. Carroll Street, Carroll, Iowa 51401

☎Phone: 712 792 2863 Ext 113 | 📠Fax: 712 792 2869 | ✉️: [mowen@dreesco.com](mailto:mowen@dreesco.com)



---

**From:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Sent:** Friday, November 18, 2022 11:21 AM  
**To:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Cc:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>; Matt Owen - Drees Company <[mowen@dreesco.com](mailto:mowen@dreesco.com)>  
**Subject:** RE: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Justin,

I believe they are ordered and in Drees warehouse.

Matt,

can you confirm.

Also have you confirmed if the end angle can be removed so they can be placed end to end.

Thanks

Nick

**NICK BADDING**

President



814 West 9<sup>th</sup> St. • Carroll, IA 51401

Phone (712) 792-4123

---

**From:** Justin Friedhoff <[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)>  
**Sent:** Friday, November 18, 2022 10:48 AM  
**To:** Nick Badding <[nbadding@baddingconstruction.com](mailto:nbadding@baddingconstruction.com)>  
**Subject:** FW: Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Nick,

Have the trench drains for these showers been ordered already?

Just curious for understanding options here.

Thanks,

**Justin Friedhoff, PE**  
Senior Mechanical Engineer  
300 4<sup>th</sup> Street  
West Des Moines, IA 50265  
515.669.3405 (mobile)  
[jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)

**KCL Engineering**  
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---

**From:** Nick Badding (Badding Construction) <[Badding\\_Construction\\_Co@procoretech.com](mailto:Badding_Construction_Co@procoretech.com)>  
**Sent:** Wednesday, November 16, 2022 4:52 PM  
**To:** [jfriedhoff@kclengineering.com](mailto:jfriedhoff@kclengineering.com)  
**Subject:** Carroll Recreation Center - Building Improvements Project 2021: New RFI 19 (Shower Trench Drain (TD-1) Location and Venting)

Carroll Recreation Center - Building  
Improvements Project 2021



To respond to this RFI simply reply to this email. Need help? [Watch a short training video.](#)

New RFI #19 has been assigned to Friedhoff, PE, Justin (KCL Engineering)  
Rodenburg, Brad (RDG Planning & Design) by Nick Badding (Badding Construction) on 11/16/22.

## RFI Details

This RFI is due on Monday, November 21, 2022.

### QUESTION 1

---

Asked By:	Nick Badding (Badding Construction)
Date:	Wed Nov 16, 2022 at 04:52 pm CST
Question:	<p>Showers 106 &amp; 122 has individual 36" trench drains (TD-1) in each of the shower stalls. The drains will need to be butted end to end to fit in the width allowed.</p> <ol style="list-style-type: none"><li>1. Plumbing drawings only show a single sewer line in each area. Each drain will need to be individually trapped.<ol style="list-style-type: none"><li>1. Do you want each drain separately vented?</li><li>2. If separately vented, which masonry wall do you want the vents ran to?</li></ol></li><li>2. Architectural detail A1/A13.01 indicates the drain centerline should be 18" from the shower wall.<ol style="list-style-type: none"><li>1. Confirm this is the correct location.</li><li>2. Confirm the height of the drain at this location.</li><li>3. How do you want the tile to transition around the room assuming the drain will be 1'-6" off of the shower wall and 4'-10" off the entry side with both floor slopes calling for 1/4" per 12" slope..</li></ol></li></ol>
Attachments:	<a href="#">RFI 19 - Shower Trench Drain Location &amp; Venting.pdf</a>

---

## ADDITIONAL DETAILS

---

Project:	Carroll Recreation Center - Building Improvements Project 2021
Subject:	Shower Trench Drain (TD-1) Location and Venting
Date Initiated:	11/16/22
Created By:	Nick Badding (Badding Construction)
Assigned To:	Friedhoff, PE, Justin (KCL Engineering) Rodenburg, Brad (RDG Planning & Design)
Responsible Contractor:	Drees Company
Received From:	Matt Owen (Drees Company)
Distribution List:	Bruggeman, Larry (Badding Construction) Drees, Alex (Drees Company) Kunecke, Bill (Badding Construction) Owen, Matt (Drees Company)
Schedule Impact:	No
Cost Impact:	No
Drawing Number:	P01.00

---

More details: [View online](#) [Open In App](#) ☐ [View PDF](#)

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# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**MEMO TO:** Jeff Cayler, Interim City Manager

**FROM:** Chad Tiemeyer, Director of Parks and Recreation

**DATE:** December 7, 2022

**SUBJECT:** Graham Park Bandshell and Bridges

On August 23, 2021, the Council held a work session to discuss options of the Graham Park bridges. Then on November 8, 2021, the city entered into an agreement with Shive-Hattery Inc., to further review the bandshell. Since that meeting, different options have been explored. Staff is requesting Council direction on both projects to help for future budgeting and planning. The current budget numbers were updated as of December of 2022. The results of the reports are shown below:

## **Bridges:**

The two bridges in Graham Park each have multiple concerns. The bridge railings are not OSHA compliant, which opens the city to safety liability concerns. The stone pillars on the top of the bridges are developing a severe lean. Only one bridge meets ADA requirements for slope, the other exceeds a 4% grade.

After discussion with Shive-Hattery Inc., the two options, with updated pricing, are as follows:

1. Repair stone columns and modernize the bridges, while keeping same aesthetic:  
Estimated Cost for both bridges: \$355,000, including engineering
2. Demolish bridges, replace with modern prefabricated truss bridges, no stone decorated pillars:  
Estimated Cost for both bridges: \$290,000, including engineering

The City Council gave guidance to explore Option 1 on August 23, 2021. Staff is requesting further guidance and direction on moving forward with this project. Currently there is no funding attached to this project and it could potentially qualify for multiple grant opportunities.

## **Bandshell:**

The bandshell has had a severe problem with water infiltration. Water comes in several spaces at the top of the structure before exiting through brick and mortar at the bottom. This has caused several of the bricks to burst out of the east side of the structure. In this review, there are three options for going forward.

1. Remove cementitious coating and install TPO membrane and add storm water controls. Tuckpoint join and seal joints. Repair beam, steel doors, replace concrete landing, install handrails, cover electrical outlets, and paint the structure.  
Estimated Cost: \$100,000. (This should increase life expectancy to 25 years)  
Additions: ADA Ramp: \$30,000.
2. Doing all the work above but substitute the TPO membrane for a steel standing seam roof to extend the life expectancy to 50 years.  
Estimated Cost: \$150,000.  
Additions: ADA Ramp: \$30,000
3. Demolish structure and decide to build new or leave demolished.  
Demolition Estimated Cost: \$25,000.  
Future Rebuild: depending on size of project, \$150,000 to \$350,000.

In the FY 2023 budget, there is \$30,000 available for upgrades to the Bandshell. This can be credited towards any of the options going forward. This project could potentially qualify for multiple grant opportunities.

### Use of Bandshell:

2021- 3 rentals  
2022- 1 rental  
2023- 2 rentals already booked

### Staff Recommendations:

Bridges - The structures do not require immediate attention currently. Since nothing has been budgeted and several projects are prioritized before this, we may be wise to do no upgrades at this time and start budgeting and writing grants starting in FY 24/25.

Bandshell - While \$30,000 is available, all options could be on the table for FY 2024. Small patching projects can be done to better enhance the look of the structure until further work can be budgeted and completed. These would be minor tuck-pointing costs. If option 3 is chosen, demolition could start at any time, but further planning and building of a new structure likely wouldn't happen until FY 25/26 at the earliest unless dollars were raised through grants and private donations.

**RECOMMENDATION:** Mayor and City Council consideration and direction on the Graham Park Bridges and Bandshell Projects.



# **Bandshell Assessment**

## **Graham Park**

North Grant Road  
Carroll, Iowa

Shive-Hattery Project Number 4216090

Assessment Date: January 5, 2022

Presentation: March 7, 2022 to the Parks, Recreation and Cultural  
Advisory Board

Final Report: March 21, 2022

# **Final Report**

**SHIVEHATTERY**  
ARCHITECTURE + ENGINEERING

4125 Westown Parkway | Suite 100 | West Des Moines, IA 50266  
515-223-8104 | [shive-hattery.com](http://shive-hattery.com)



## Bandshell Assessment

**PROJECT:** Bandshell located in the Amphitheater at Graham Park  
Carroll, Iowa

**REVIEW DATE:** January 5, 2022

1. General

- a. Built in 1953.
- b. Solid brick masonry proscenium arch and side buttresses. Large mortar joints.
  - i. The lower buttress walls are topped with a concrete cap.
  - ii. The top buttress wall and top of the proscenium arch is capped with cementitious coating.
- c. The half dome shell is constructed of concrete with a cementitious coating on the top side and paint finish on the underside.
- d. The stage floor is concrete with sealed joints.
- e. Stair leading to stage is concrete with no handrail. Concrete slab landing at the bottom of the stair.
- f. Electrical distribution and devices recently upgraded.
- g. The Owner has indicated that water is infiltrating through the dome and masonry.
- h. The amphitheater seating area has two area lights powered and controlled by the panel in the bandshell.

2. Assessment of Structure

- a. Cementitious coating on shell dome is in poor condition with cracking, delamination, and portions missing.
- b. Cementitious coating in the top of the masonry pier and proscenium arch has failed.
- c. Face brick itself is in good conditions however most of the mortar joints have cracks and in some locations is missing.
- d. The stage area concrete slab has recently been replaced and is in excellent condition. The control joints have been filled with sealant.
- e. Performance stage is not accessible by persons who have mobility limitations.
- f. Steel proscenium arch beam is rusted at the bearing location.
- g. The cap on the masonry wall west of the stair is cracked. It appears repairs have been performed.
- h. Covers over electrical outlets missing.



### 3. Assessment of the Site

- a. Stair leading to the amphitheater seating area from parking is in good condition. The handrail is painted metal pipe and secure. The paint finish on the railing is flaking off and the bear spots are beginning to rust.
- b. ADA compliant parking spacing provided with paved sidewalk leading to the amphitheater seating area.

### 4. Recommendations

#### a. Priorities

- i. Stop water infiltration (WI)
- ii. Masonry Repair (MR)
- iii. Replace components nearing the end of a useful life – Maintenance Items (MI)
- iv. Restore appearance (A)

#### b. Proposed Repairs

- i. Remove cementitious coating on shell, top of walls, and arch. Prepare concrete substrate to provide a smooth surface. Install new membrane roofing extending it up the backside of the proscenium arch and on top. Terminate membrane with a prefinished metal strip. (WI)
  - 1). Due to the membrane starting three feet above grade, there is a concern that the membrane material might be vandalized. Measures might be needed to protect this area.
  - 2). At joint between proscenium arch and masonry piers, provide a cricket to drain water away from masonry.
  - 3). Extend membrane flashing a minimum of 4" up masonry walls.
- ii. Provide storm water measures to control run-off from the roof onto the masonry walls. This could be gutters and/or drips. (WI)
- iii. Tuckpoint masonry joints throughout the entire bandshell. (WI and MR)
  - 1). Mortar to match current mortar in appearance.
  - 2). Replace damaged bricks. (None were identified but anticipate there will be some).
  - 3). Reseal all control joints
- iv. Repair steel beam at proscenium arch. (MI)
  - 1). Remove rust.
  - 2). Repair damaged portion of steel by adding plates.
  - 3). Prepare and paint entire beam with high performance coating (epoxy).
  - 4). Coating color to match color of brick.

- v. Repair steel plate doors on each side of the stage. (MI)
    - 1). Provide more secure hardware to deter vandalism.
    - 2). Prepare and paint with high performance coating.
  - vi. Install secure covers over electrical outlets. (MI)
  - vii. Add steel pipe handrail to both sides of stair. Paint railing with high performance coating. (Safety issue).
  - viii. Mud jack or replace concrete landing at bottom of stair to provide level surface. (Safety issue).
    - 1). Seal joint between stair and landing.
  - ix. Repair or replace concrete cap on wall west of concrete stair. If cap is replaced the new cap to match the appearance the existing minus the crack. (MI)
  - x. Remove paint from underside of shell. Prepare surface for new paint finish. (A)
    - 1). Test surface to determine if moisture content is at acceptable levels before refinishing. This could take a year to dry out.
    - 2). Consider using a sky-blue color or a painted mural in lieu of tan.
  - xi. Prepare and paint railing on stair leading to amphitheater seating area from parking. (A)
- c. Aesthetic Considerations
- i. Consider adding a paved sidewalk connecting the two existing sidewalks in the amphitheater seating area.
  - ii. Add accent lighting. Lighting can be controlled to come on at night and turn off at park closing time. Lighting of the structure will provide more interest and protect against vandalism.
- d. Improvements in Accessibility
- i. Add ADA compliant ramp to gain access to the Stage Area.
    - 1). Proposed location would be on the north side of stage.
    - 2). Ramp to be concrete with steel pipe railings.
    - 3). Extend sidewalk leading to amphitheater seating area could then be extended to ramp.
  - ii. Consider adding abrasive nosing to existing stairs to reduce potential of falls.
  - iii. Consider adding step lights to illuminate stairs at stage during nighttime events.
  - iv. Consider adding lights to illuminate stairs and walkways by parking.
5. Anticipated Schedule
- a. Production of bid documents – 3 months.
  - b. Execution of the repairs: 5 – 6 months (Construction might be longer if the interior ceiling surface does not have suitable moisture level for painting).

The above assessment is based on our visual observations made on January 5, 2022. No destructive testing was performed. Please contact our office if you have any questions.

SHIVE-HATTERY, INC.

Phillip Parrott, Architect

PJP/lsm

Attached:        Photos associated with comments in the report  
                     Data sheet on proposed membrane roofing  
                     Product literature on high performance coating  
                     Statement of Probable Cost



West façade.



North façade.





East façade.



South façade.



Inside shell looking north.



Inside shell looking south.





Inside shell looking west toward the amphitheater.



Top of Proscenium Arch.





Top of pier at the side of the Proscenium Arch.



Top of stone element.





Brick detail at Proscenium Arch.



Detail between Proscenium Arch and adjacent pier.



Detail of face brick.



Door leading to storage.





Detail of Proscenium Arch bearing on Masonry Pier – north side.



Stair wall cap.



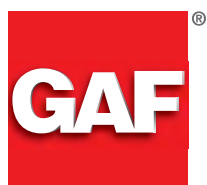
Detail of joint between dome and wall.



Stair leading to the amphitheater.

# **EverGuard® TPO 60 mil Membrane Information Sheet**

Updated: 6/18



*Quality You Can Trust...From  
North America's Largest Roofing Manufacturer!™*





# EVERGUARD® TPO

MEMBRANE

60

Quality You Can  
Trust...From  
North America's  
Largest Roofing  
Manufacturer!™

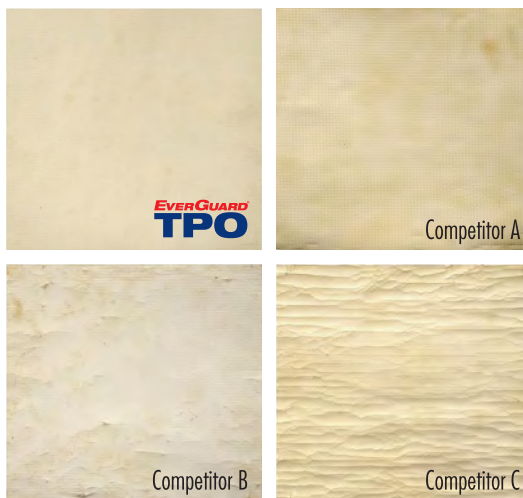
[gaf.com](http://gaf.com)

## Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at [cool.gaf.com](http://cool.gaf.com)
- Versatile Application Method

## Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
  - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
  - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.\*
- Easier to install due to:
  - Large welding window
  - Most complete line of accessories
  - 10' (3.05 m) wide sheets



Fall River Courthouse, Fall River, Massachusetts

## Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.\*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

## Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,\*\* while reducing installed cost by up to 12%.

\*See applicable guarantee for complete coverage and restrictions.

\*\*Based on GAF estimate to field-fabricate flashing details.



U.S. only



California  
Title 24  
Compliant



TPO membranes meet the  
performance requirements  
of ICC ER-6030

# EverGuard® TPO 60 mil Membrane

## Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant\*, ENERGY STAR® Certified\*\*, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m² · nm) at 340 nm	>25,000 KJ/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
<b>Guarantee</b>			
Up to 25 years			

\*White, Energy Gray, and Energy Tan Membranes Only

\*\*ENERGY STAR® only valid in the U.S.

## Product Data

Roll Size	5'x 100'	6' x100'	8'x100'	10'x100'	12'x100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
<b>Note:</b> Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.					

RhinoBond® is a registered trademark of OMG.



[gaf.com](http://gaf.com)



# PRO INDUSTRIAL™ PRE-CATALYZED WATER BASED EPOXY

**EXCEPTIONAL PERFORMANCE.  
PROCESS EFFICIENT.  
PRO INDUSTRIAL DELIVERS.**

Engineered to provide the adhesion and performance of a two-component epoxy, Pro Industrial Pre-Catalyzed Water Based Epoxy delivers proven performance with the ease of a one-component system. Waterborne and process efficient, Pro Industrial Pre-Catalyzed Water Based Epoxy is an exceptional product choice when you need to balance the needs of busy commercial areas with the performance properties these spaces require.

**PRO**  
**INDUSTRIAL**



# PRO INDUSTRIAL

## KEY BENEFITS:

- ✓ Single-component epoxy drives higher efficiency
- ✓ Exceptional chemical resistance
- ✓ Very good abrasion resistance
- ✓ Long-term durability in high-traffic areas
- ✓ No sweat in time or pot-life — ready to use
- ✓ Waterborne for application in occupied areas
- ✓ Available in Eg-shel and Semi-gloss sheens and full range of colors

## KEY USES:

- ✓ Bathrooms and locker rooms
- ✓ Hospital, school, and transit corridors
- ✓ Manufacturing facilities and warehouses
- ✓ Correctional institutions
- ✓ Laboratories

## COMPLIES WITH\*:

OTC	Yes
SCAQMD	No
CARB	Yes
CARB SCM 2007	Yes
MPI	Yes
LEED® 09 CI	Yes
LEED® 09 NC	Yes
LEED® 09 CS	Yes
LEED® 09 S	Yes
NGBS	Yes

\*As of 08/26/2014

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12/14  
2005846PD



## PRO INDUSTRIAL™ PRE-CATALYZED WATER BASED EPOXY

High-traffic areas demand exceptionally durable coatings. Pro Industrial Pre-Catalyzed Water Based Epoxy delivers, combining the long-lasting performance qualities of an industrial coating with the aesthetics of an architectural paint.

This one-component, water based acrylic epoxy provides the performance typical of solvent-based epoxies and the adhesion properties expected of a two-component product. Designed to meet the performance demands of the most challenging commercial spaces, Pro Industrial Pre-Catalyzed Water Based Epoxy offers lasting protection against stains and abrasion, and is suitable for use in USDA-inspected facilities. And with a water based formula, this product can be applied in occupied areas, reducing downtime and disruptions in high-traffic areas like transit hubs, institutional restrooms, and commercial facilities.

This premium coating reduces the need for repaints and offers significant savings on long-term maintenance costs. Rely on Pro Industrial Pre-Catalyzed Water Based Epoxy for durability and protection in high-traffic commercial and industrial spaces. With easy application, excellent final appearance, and trusted performance, it is your proven choice for protecting the most challenging public environments.

### PRO INDUSTRIAL: SETTING THE STANDARD FOR HIGH-PERFORMANCE COATINGS.

When performance and appearance matter, trust the time-proven line of Pro Industrial coatings from Sherwin-Williams to ensure exceptional durability and lasting aesthetics. These innovative technologies are engineered to withstand high traffic and demanding conditions, making them ideal for busy commercial and institutional environments. Backed by more than 145 years of experience and the support of 2,400 field reps and 4,000 Sherwin-Williams stores, Pro Industrial is truly the professional's choice when performance is critical.

To learn more, contact your Sherwin-Williams representative or  
**call 1-800-524-5979** to have a representative contact you.



**Graham Park Amphitheater  
CONCEPTUAL COST OPINION - Bandshell Renovation**

#	ITEM DESCRIPTION	QUANTITY	UNITS		UNIT COST		TOTAL COST
Tower							
1	Water Infiltrations (WI)						
	Remove cementitious coating and install TPO membrane	800	Sq. ft.	*	\$18	=	\$14,400
	Add storm water controls	1	LS	*	\$3,000	=	\$3,000
		1	LS	*		=	\$0
		1	LS	*		=	\$0
		1	LS	*		=	\$0
Water Infiltration Sub-Total						=	\$17,400
2	Masonry Repair (MR)						
	Tuckpoint joints	1	LS	*	\$30,000	=	\$30,000
	Seal Joints	1	LS	*	\$3,000	=	\$3,000
Masonry Repair Sub-Total							\$33,000
3	Maintenance Items (MI)						
	Repair and paint beam	1	LS	*	\$7,500	=	\$7,500
	Repair steel plate doors	1	LS	*	\$3,000	=	\$3,000
	Install covers on electrical outlets	1	LS	*	\$1,500	=	\$1,500
	Install handrail	1	LS	*	\$6,000	=	\$6,000
	Replace concrete landing	1	LS	*	\$1,000	=	\$1,000
	Replace concrete cap	1	LS		\$1,000		\$1,000
		1	LS	*		=	\$0
Maintenance Items Sub-Total							\$20,000
4	Appearance (A)						
	Prepare and paint underside of Shell	1	LS		\$2,000	=	\$2,000
	Prepare and paint railing	1	LS		\$1,500		\$1,500
Appearance Sub-Total:							\$3,500
Construction Sub-Total						=	\$73,900
Contingency (10%)						=	\$7,390
Project Cost (15%)							\$11,085
Total Project Costs						=	\$92,375

**Aesthetic Considerations**

** Sidewalk in Amphitheater Seating Area	1 LS	\$2,500	\$2,500
Accent lighting to the Bandshell	1 LS	\$5,000	\$5,000

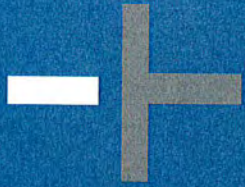
**Improvements in Accessibility**

Ramp to Stage	1 LS	\$30,000	\$30,000
Abrasive Nosing	1 LS	\$1,000	\$1,000
Step Lighting at Stair	1 LS	\$2,000	\$2,000
Illuminating Walks and Stairs	1 LS	\$7,500	\$7,500

**Roofing Alternative**

Metal Standing Seam Roof	800 SQ	\$60	\$48,000
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The Architect/Engineer, as a design professional familiar with the construction industry, has prepared this opinion of the Probable Cost of Construction. It is recognized, however, that neither the Architect/Engineer nor the Owner has control over the cost of labor, materials, or equipment, over the Contractor's method of determining bid prices, or over competitive bidding, market, or negotiating conditions. Accordingly, the Architect/Engineer cannot and does not warrant or represent which bids or negotiated prices will not vary from the Probable Cost of Construction.



## **Graham Park Pedestrian Bridges**

### Condition Observation And Repair Recommendations

Shive-Hattery Project Number 4193010

**SHIVEHATTERY**  
ARCHITECTURE+ENGINEERING

4125 Westown Parkway | Suite 100 | West Des Moines, IA 50266  
515-223-8104 | [shive-hattery.com](http://shive-hattery.com)



## **EXECUTIVE SUMMARY**

### **SCOPE OF WORK PERFORMED**

The City of Carroll has requested structural evaluation services for two existing pedestrian bridges located in Graham Park. Shive-Hattery observed the existing condition of both pedestrian bridges and recommended corrective action.

The site visit was conducted on February 18<sup>th</sup>, 2021 by Shive-Hattery:

Chris Marvin, Shive-Hattery

### **APPLICABLE AND DESIGN GUIDELINES**

Per the state adopted codes, the Codes enforced at the time of this report that have bearing on the structures are:

Iowa DOT – LRFD Bridge Design Manual

AASHTO – LRFD Guide Specifications For The Design Of Pedestrian Bridges

Design Criteria:

Pedestrian Live Load = 90 psf

### **SHIVE-HATTERY'S OBSERVATIONS**

#### **South Bridge:**

- The north stone column at the east abutment appears to be leaning back towards the walkway. See photo 1 in the appendix.
- The railing on both sides of the bridge can be easily moved by a person pushing on it and does not provide any protection to a pedestrian falling. The railings are not OSHA or AASHTO compliant. See photo 2 in the appendix.
- Most of the wooden planks that make up the walking surface appeared to be in good condition. Two planks were found to have holes worn into them, but the rest appeared to be in good condition. See photo 3 in the appendix.
- The approach slabs appeared to be in decent condition. They were snow covered at the time of the visit. They float and are not anchored, which can create a slip/trip hazard at the abutment. The lip at the east abutment was measured to be about 1 3/8" during the site visit. See photo 4 in the appendix.
- The main beams appeared to be in good condition. There were no signs of decay or conditions that would cause deterioration. See photo 5 in the appendix.
- The crossmembers between the beams appeared to be in decent condition in some places and poor condition in others. The crossmembers in the middle of the bridge span appeared to be in acceptable condition. The crossmembers near the west abutment are starting to show signs of deterioration and the crossmembers near the east abutment are showing significant deterioration. See photo 6 in the appendix.



- The abutment walls appeared to be in good condition and there was no visible rotting. The abutment crossbeams also appeared to be in good condition. The ends of the beams had a small amount of rotting but was not of significant concern. See photo 7 in the appendix.
- Three of the 4 wooden piles are showing some age but appeared to be in decent condition. The north pile at the east abutment is has significant hollowing. See photo 8 in the appendix.
- The slope below the west abutment is steep and difficult to stand on. It was probably about 1:1. The slope along the east abutment was much shallower and easier to stand on. See photo 9 in the appendix.

#### North Bridge:

- The columns at the west abutment both appear to be leaning inwards towards the walkway. See photo 10 in the appendix.
- The railing on both sides of the bridge can be easily moved by a person pushing on it and does not provide much protection to a pedestrian falling. The railings are not OSHA or AASHTO compliant. See photo 11 in the appendix.
- Most of the wooden planks that make up the walking surface appeared to be in good condition. A couple planks are starting to show some wear and tear but nothing significant. See photo 12 in the appendix.
- The approach slabs appeared to be in decent condition. They were snow covered at the time of the visit. They float and are not anchored, which can create a slip/trip hazard at the abutment. See photo 13 in the appendix.
- The main beam along the north side of the bridge appeared to be in good condition with surface rust that has not affected the integrity of the beam. The main beam along the south side of the bridge was also rusty and has a large deflection in the middle. A smart level showed a cross slope of 4.1% which is out of ADA compliance. See photo 14 in the appendix.
- The crossmembers between the main beams appeared to be in decent condition. They are rusty, but they are in solid condition. See photo 15 in the appendix.
- The abutment walls appeared to be in good condition with no visible rotting. They are starting to show some wear and tear. The crossbeams were rusty but not rusted through and appeared to be in good condition. See photo 16 in the appendix.
- The wooden piles all are showing some age, but they all appeared to be in decent condition with no visible deterioration at the time of the visit. See photo 17 in the appendix.
- The slope below both abutments is very steep and nearly impossible to stand on. They are most likely steeper than 1:1. See photo 18 in the appendix.

## **SHIVE-HATTERY'S RECOMMENDATIONS**

### **Summary:**

After a review of the bridge structures, it is apparent that some action should be considered by the City to correct structural and safety deficiencies of the two bridges. Generally, there are a few options discussed below that could be explored by the City:

1. Repair the existing structures and bring up to OSHA/AASHTO compliance. This option is further detailed below for each bridge and would be recommended if the existing bridges have historical significance or value and the City is interested in maintaining the aging structures.
2. Demolition and reconstruction of one or both bridges. Due to some potentially large cost associated with repairs (namely the leaning stone columns/foundations repairs and railing replacement), it could be explored to remove the existing structures and replace one or both with a modern bridge. This would present the opportunity to modernize the structures and widen the bridges for two-way traffic and bring them up to code compliance. A modern bridge could be designed to mimic the feel of the historical bridge structures if desired.
3. Both bridges could be removed and not replaced. This option does not seem favorable due to the higher volume use of the bridges associated with stadium activity, however, it could be explored.

### **South Bridge:**

1. Take down the north stone column at east abutment, investigate if the foundation was built below the frost line and if the foundation has rotated/moved, the column can then be rebuilt after confirming the foundation integrity or repairing/reconstructing the foundation to ensure its stability
2. Remove and replace both railings with OSHA/AASHTO compliant railings
3. Replace planks that have holes in them
4. Dowel new slabs into adjacent column foundations to prevent vertical movement
5. Remove and replace deteriorating crossmembers
6. Add new pile directly adjacent to rotting pile and extend abutment crossbeam over top of new pile
7. Armor slope at west abutment with riprap to prevent further slope erosion, this is proposed as part of the stream stabilization and armoring project

### **North Bridge:**

1. Take down stone columns at west abutment, investigate if foundations go down to frost and if the foundations have rotated/moved, the columns can then be rebuilt after confirming the foundation integrity or repairing/reconstructing the foundation to ensure its stability
2. Remove and replace both railings with OSHA/AASHTO compliant railings

3. Dowel new slabs into adjacent column foundations to prevent vertical movement
4. Remove rust and paint existing main beam along north side of bridge
5. Remove and replace existing main beam along south side of bridge
6. Remove rust and paint existing crossmembers between main beams
7. Remove rust and paint existing crossbeams at the abutments
8. Armor slopes at both abutments with riprap to prevent further slope erosion, this is proposed as part of the stream stabilization and armoring project

Shive-Hattery, Inc.



Chris Marvin, EI  
Shive-Hattery, Inc.



Alex Brase, PE  
Shive-Hattery, Inc.



**APPENDIX**

**South Bridge Photos**



Photo 1: Looking west from east abutment, leaning column near side on right



Photo 2: Guardrail along north side of south bridge

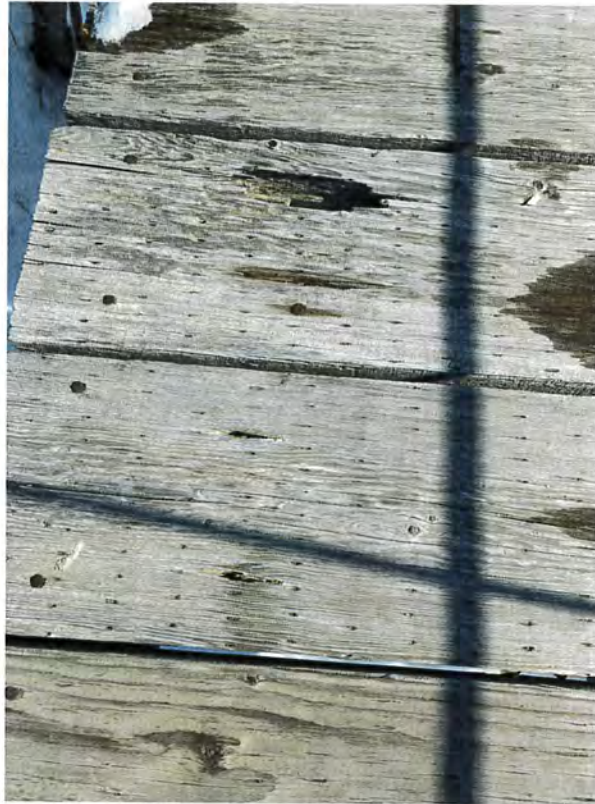


Photo 3: Holes worn in walking surface planks



Photo 4: Approach slab at east abutment





Photo 5: Beams below bridge



Photo 6: Beam crossmembers in poor condition near east abutment





Photo 7: West abutment wall and crossbeam



Photo 8: North wood pile hollowing out at east abutment



Photo 9: Slope below west abutment is about 1:1



**North Bridge Photos**



Photo 10: Leaning columns at west abutment



Photo 11: Guardrail along bridge



Photo 12: Walking surface plank showing some wear and tear



Photo 13: Approach slab at east abutment





Photo 14: Main beam along south side of bridge



Photo 15: Crossmembers at underside of bridge





Photo 16: East abutment



Photo 17: North pier at east abutment



Photo 18: Slope below both abutments is steeper than 1:1

# City of Carroll

627 N. Adams Street

Carroll, Iowa 51401

(712) 792-1000

FAX: (712) 792-0139

**MEMO TO:** Jeff Cayler, Interim City Manager

**FROM:** Chad Tiemeyer, Director of Parks and Recreation

**DATE:** December 13, 2022

**SUBJECT:** Report of Bid Opening- UTV- Cemetery

At the time of the bid opening on December 13, 2022, three bids were received for a UTV for the Cemetery Department. The low bid that met all bid requirements was:

Van Wall Equipment

**Total Amount**

\$27,898.00

This item is budgeted from the General Fund by the Cemetery Department and came in at \$898.00 over budget. This short fall will be paid for with left over amounts from the General Fund - Cemetery.

During the bidding process, a 2022 Daihatsu Hijet was submitted by Woody's Mini Trucks from Poplar Grove, Illinois. While the truck met specifications, staff did not feel this type of "mini truck" was the best fit for operation.

**RECOMMENDATION:** Mayor and City Council consideration and approval of the bid from Van Wall Equipment for a UTV for \$27,898.00.



**CITY OF CARROLL**  
**Department of Parks & Rec**  
627 N Adams Street  
CARROLL, IOWA 51401  
(712) 792-1000

For: **UTV- Cemetery**

Bids were opened on: **December 13th, 2022**

Pre-Bid Estimate **\$27,000.00**

Company Name	Unit Price	Total Amount
1. <u>Van Wall Equipment</u>	<u></u>	<u>\$27,898.00</u>
2. <u>Olsen's Outdoor Power</u>	<u></u>	<u>\$29,466.00</u>
3. <u>Woody's Mini Trucks- Poplar Grove, Illinois</u>	<u></u>	<u>\$25,425.00</u>
4. <u></u>	<u></u>	<u></u>
5. <u></u>	<u></u>	<u></u>
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19. <u></u>	<u></u>	<u></u>

Signed: Laura A Schaefer, City Clerk

Date: 12/13/2022

THE ABOVE BID AMOUNTS HAVE NOT BEEN CHECKED.

THE BID TOTALS ARE SUBJECT TO CORRECTION AFTER  
THE BIDS HAVE BEEN COMPLETELY REVIEWED.