

Agenda -Notice of Meeting

Polk City | City Council

March 27, 2023 | 6:00 pm

City Hall Council Chambers

Public Meeting participation in person or via phone

Call in # 515-726-3598 Participant Code 535355

Public members can also provide comments* directly to support@polkcityia.gov

**any comments received before the time of the meeting will be made a part of the public hearing*

Broadcast live and playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>

Steve Karsjen | Mayor

Rob Sarchet | Pro Tem

City Council Members: Jeff Walters | Dave Dvorak | Mandy Vogel | Ron Anderson

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Public Hearing

- a. Public Hearing on proposed plans, specifications, form of contract and estimate of cost for the City Hall/Community Room Project
 - i. Resolution 2023-36 adopting plans
 - ii. Resolution 2023-37 awarding contract
 - iii. Resolution 2023-38 approving contract

5. Public Comments: *This is the time and place for comments for any item other than those that are a Public Hearing. If you wish to speak, please contact the City Clerk by 6pm on the date of the meeting by email at jcoffin@polkcityia.gov include your name and address for the record. The Mayor will recognize you for five minutes of comment.*

6. Consent Items

- a. City Council Meeting Minutes for March 13, 2023
- b. City Council Work Session Meeting Minutes for March 13, 2023
- c. Claims listing March 27, 2023
- d. February 2023 Finance Report
- e. Receive and file the P&Z Commission Meeting Minutes for March 20, 2023
- f. Resolution 2023-39 setting Public Hearing for the proposed FY 24 Budget
- g. Resolution 2023-40 approving Senior Bond Issuance Certificate of Des Moines Metropolitan Wastewater Reclamation Authority Participating Community
- h. Resolution 2023-41 approving contract in the amount of \$128,781 with Brothers Cleaning Corporation dba Brothers Concrete for the 2023 Street Repairs Project
- i. American Legion Special Events Request closing 1st Street between Broadway and Van Dorn Street
 - i. May 6, 2023 11am to 2pm
 - ii. May 12, 2023 4pm to 9pm
- j. Twelve months High Proof Brew Pub Liquor License for Fenders effective April 1, 2023
- k. Billing Clerk Job Description
- l. Polk City Friends of the Parks Special Events Request closing Van Dorn Street between 1st and 3rd Street on April 22nd from 7am to 1pm

- m. PCPD Summer Kick-off Event request closing 2nd Street between Broadway and Van Dorn Street on June 2nd from 12pm to 10:30pm
- n. Set pay for FD Promotion of Firefighter/EMT Brice Hibbing to Maintenance Lieutenant at a rate of \$18.50 per hour effective April 3, 2023
- o. Police Sergeant Job Description
- p. Receive and file the February 2023 Police Department Report
- q. Set pay for Public Works Seasonal Part-Time Position at a rate of \$14 per hour effective March 28, 2023
- r. Receive and file Audit RFP bid results and approve 5-year Audit Agreement

7. Business Items

- a. Leonard Senior Living
 - i. Resolution 2023-42 approving PUD Master Plan
 - ii. Resolution 2023-43 approving Preliminary Plat/Site Plan
- b. Kahler Golf
 - i. Resolution 2023-44 approving Preliminary Plat
 - ii. Resolution 2023-45 approving Site Plan
 - iii. Resolution 2023-46 approving Final Plat
- c. Resolution 2023-47 authorizing real estate purchase agreement in the amount of \$105,000
- d. Snyder & Associates January 2023 Engineering Services Invoice in the amount of \$21,603.25
- e. Third Reading of Ordinance 2023-4000 approving rezoning of property owned by the City of Polk City located at 214 S. 3rd Street and 302 W. Van Dorn Street from C-1 Central Business District to U-1 Utility District

8. Reports & Particulars

Mayor, Council, City Manager, Staff, Boards, and/or Commissions

9. Adjournment

--next meeting date April 10, 2023

Polk City New City Hall

FEH Job #: 2022213.02
 Bid Date: March 14th, 2023 3:00 PM



FEH DESIGN

BID TABULATION FORM

	Graphite	Stahl	Edge	Estes
BID BOND 5%	x	x	x	x
ADDENDA NO. 1	x	x	x	x
ADDENDA NO. 2	x	x	x	x
ADDENDA NO. 3	x	x	x	x
BASE BID	\$6,175,000	\$6,400,000	\$6,124,000	\$6,252,000
Substantial Completion Date May 10, 2024	x	x	x	x
Alternate Substantial Completion Date:	-	-	-	-
Alternate #1 - ADD Patio Paving, site amenities and associated landscaping	\$62,500	\$75,000	\$19,000	\$67,744
Alternate #2 ADD Retaining wall, associated paving and bike rack at street corner	\$7,350	\$10,000	\$7,600	\$11,675
Alternate #3 ADD Sidewalk at 4th Street	\$10,300	\$10,000	\$8,000	\$17,750
Alternate #4 ADD Width to Sidewalk along 3rd Street	\$8,100	\$10,000	\$10,000	\$19,200
Unit Price #1: Removal and replacement of unsuitable soils	\$200 / CY	\$50 / CY	\$60 / CY	\$115 / CY
Other Remarks:				

Polk City New City Hall

FEH Job #: 2022213.02
 Bid Date: March 14th, 2023 3:00 PM

**BID TABULATION FORM**

	Larson	Henkel		
BID BOND 5%	X	X	X	
ADDENDA NO. 1	X	X		
ADDENDA NO. 2	X	X		
ADDENDA NO. 3	X	X		
BASE BID	\$5,875,000	\$5,740,000		
Substantial Completion Date May 10, 2024	X	X		
Alternate Substantial Completion Date:	-	-		
Alternate #1 - ADD Patio Paving, site amenities and associated landscaping	\$90,000	\$57,580		
Alternate #2 ADD Retaining wall, associated paving and bike rack at street corner	\$15,000	\$4,500		
Alternate #3 ADD Sidewalk at 4th Street	\$12,000	\$9,800		
Alternate #4 ADD Width to Sidewalk along 3rd Street	\$10,000	\$8,000		
Unit Price #1: Removal and replacement of unsuitable soils	\$60 / CY	\$60 / CY		
Other Remarks:				

_____ introduced the following resolution entitled
**“RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND
OPINION OF PROBABLE CONSTRUCTION COST”** and moved that the same be adopted.
_____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYES: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2023-36

**RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF
CONTRACT AND OPINION OF PROBABLE CONSTRUCTION COST.**

WHEREAS on the 13 day of February 2023, plans, specifications, form of contract and opinion of probable cost were filed with the Clerk for the construction of certain public improvements described in general as the City Hall/Community Room Project; and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of cost for said public improvements was published as required by law:

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF POLK CITY, IOWA:**

Section 1. That the said plans, specifications, form of contract and opinion of probable cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said public improvements, as described in the preamble of this Resolution.

PASSED AND APPROVED this 27 day of March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

_____ introduced the following resolution entitled “**RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT**” and moved that the same be adopted. _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYES: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2023-37

RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT.

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

Section 1. That the following bid for the construction of certain public improvements described in general as the City Hall/Community Room Project, described in the plans and specifications heretofore adopted by this Council on March 27, 2023, be and are hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor: Henkel Construction Company

Amount of bid:	\$5,740,000	base bid
	\$4,500	bid alt. 2
	\$8,000	bid alt. 4
	\$5,752,500	Total

Portion of project: All Construction Work

Section 2. That the Mayor and Clerk are hereby directed to execute contract with the contractor for the construction of said public improvements, said contract not to be binding on the City until approved by this Council.

PASSED AND APPROVED this 27 day of March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

_____ introduced the following resolution entitled “**RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND**” and moved that the same be adopted. _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYES: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2023-38

RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND.

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

Section 1. That the following bid for the construction of certain public improvements described in general as the City Hall/Community Room Project, described in the plans and specifications heretofore adopted by this Council on March 27, 2023, be and are hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor: Henkel Construction Company

Date of contract: March 27, 2023

Amount of contract:	\$5,740,000	base bid
	\$4,500	bid alt. 2
	\$8,000	bid alt. 4
	\$5,752,500	Total

Bond surety: Western Surety Company

Date of bond: March 27, 2023

Portion of project: All construction Work

PASSED AND APPROVED this 27 day of March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

AIA[®] Document A101[®] – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the 27th day of March in the year 2023
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Polk City, Iowa,
112 S 3rd St
Polk City, IA 50226
Telephone Number: (515) 984-6233

and the Contractor:
(Name, legal status, address and other information)

Henkel Construction Company
208 East State Street
Mason City, IA 50401
Telephone Number: (641) 423-5674

for the following Project:
(Name, location and detailed description)

2022213 Polk City New City Hall

The Architect:
(Name, legal status, address and other information)

FEH Design
604 East Grand Avenue
Des Moines, Iowa 50309
Telephone Number: 515.288.2000

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS**
- 2 THE WORK OF THIS CONTRACT**
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**
- 4 CONTRACT SUM**
- 5 PAYMENTS**
- 6 DISPUTE RESOLUTION**
- 7 TERMINATION OR SUSPENSION**
- 8 MISCELLANEOUS PROVISIONS**
- 9 ENUMERATION OF CONTRACT DOCUMENTS**

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of this Agreement.

A date set forth in a notice to proceed issued by the Owner.

Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

Init.

(Check one of the following boxes and complete the necessary information.)

Not later than () calendar days from the date of commencement of the Work.

By the following date: May 10, 2024

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
N/A	

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Five Million Seven Hundred Fifty Two Thousand Five Hundred Dollars (\$ 5,752,500), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
#2 - ADD Retaining Wall, associated paving and bike rack at street corner	\$4,500 \$8,000
#4 - ADD Width to Sidewalk along 3rd Street	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. (Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
None		

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
None	

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
#1 - Removal and replacement of unsuitable soils	Item includes removal of existing subbase or subgrade, disposal of materials removed, furnishing, and placing subbase material, and any additional excavation required for subbase placement. Quantified in cubic yards.	\$60

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

None

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the last day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the last day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than () days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™-2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;

- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

0 % Zero Percent

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)

None

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:
(Name, address, email address, and other information)

Steve Karsjen
112 S 3rd St
Polk City, IA 50226
Telephone Number: (515) 984-6233

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Jason Knipp
Henkel Construction Company
2500 Ford St
Ames, IA 50010
Telephone Number: (515) 232-7072

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

None

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:

(Insert the date of the E203-2013 incorporated into this Agreement.)

- .5 Drawings

Number	Title	Date
See Drawing Sheet Index - Exhibit B attached		

.6 Specifications

Section	Title	Date	Pages
	See Table of Contents - Exhibit C attached		

.7 Addenda, if any:

Number	Date	Pages
Addendum 1	February 16, 2023	5
Addendum 2	February 24, 2023	71
Addendum 3	March 9, 2023	82

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

The Sustainability Plan:

Title	Date	Pages
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Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

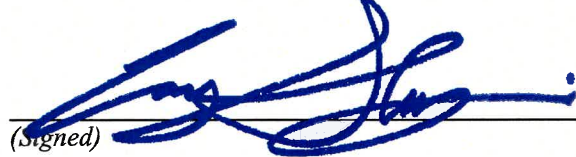
OWNER *(Signature)*
Steve Karsjen, Mayor
(Printed name and title)

CONTRACTOR *(Signature)*
Stephen M. Watson, Vice President
(Printed name and title)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 13:13:34 ET on 03/24/2023 under Order No. 3104237882 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ - 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.



(Signed)

CORY W. SHARP, AIA; PRINCIPAL ARCHITECT

(Title)

MARCH 27, 2023

(Dated)

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – AUTOMATIC STATUS IF REQUIRED BY WRITTEN CONTRACT (CONTRACTORS)

This endorsement modifies insurance provided under the following:
COMMERCIAL GENERAL LIABILITY COVERAGE PART

The following is added to **SECTION II – WHO IS AN INSURED**:

Any person or organization that:

- a. You agree in a written contract or agreement to include as an additional insured on this Coverage Part; and
- b. Has not been added as an additional insured for the same project by attachment of an endorsement under this Coverage Part which includes such person or organization in the endorsement's schedule;

is an insured, but:

- a. Only with respect to liability for "bodily injury" or "property damage" that occurs, or for "personal injury" caused by an offense that is committed, subsequent to the signing of that contract or agreement and while that part of the contract or agreement is in effect; and
- b. Only as described in Paragraph (1), (2) or (3) below, whichever applies:
 - (1) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:
 - (a) The Additional Insured – Owners, Lessees or Contractors – (Form B) endorsement CG 20 10 11 85; or
 - (b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10 10 01, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 10 01;

the person or organization is an additional insured only if the injury or damage arises out of "your work" to which the written contract or agreement applies;

- (2) If the written contract or agreement specifically requires you to provide additional insured coverage to that person or organization by the use of:

- (a) The Additional Insured – Owners, Lessees or Contractors – Scheduled Person or Organization endorsement CG 20 10 07 04 or CG 20 10 04 13, the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37 07 04 or CG 20 37 04 13, or both of such endorsements with either of those edition dates; or

- (b) Either or both of the following: the Additional Insured – Owners, Lessees or Contractors – Scheduled Person Or Organization endorsement CG 20 10, or the Additional Insured – Owners, Lessees or Contractors – Completed Operations endorsement CG 20 37, without an edition date of such endorsement specified;

the person or organization is an additional insured only if the injury or damage is caused, in whole or in part, by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; or

- (3) If neither Paragraph (1) nor (2) above applies:
 - (a) The person or organization is an additional insured only if, and to the extent that, the injury or damage is caused by acts or omissions of you or your subcontractor in the performance of "your work" to which the written contract or agreement applies; and
 - (b) Such person or organization does not qualify as an additional insured with respect to the independent acts or omissions of such person or organization.

The insurance provided to such additional insured is subject to the following provisions:

- a. If the Limits of Insurance of this Coverage Part shown in the Declarations exceed the minimum limits required by the written contract or agreement, the insurance provided to the additional insured will be limited to such minimum required limits. For the purposes of determining whether

COMMERCIAL GENERAL LIABILITY

this limitation applies, the minimum limits required by the written contract or agreement will be considered to include the minimum limits of any Umbrella or Excess liability coverage required for the additional insured by that written contract or agreement. This provision will not increase the limits of insurance described in Section III – Limits Of Insurance.

b. The insurance provided to such additional insured does not apply to:

(1) Any "bodily injury", "property damage" or "personal injury" arising out of the providing, or failure to provide, any professional architectural, engineering or surveying services, including:

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

(b) Supervisory, inspection, architectural or engineering activities.

(2) Any "bodily injury" or "property damage" caused by "your work" and included in the "products-completed operations hazard" unless the written contract or agreement specifically requires you to provide such coverage for that additional insured during the policy period.

c. The additional insured must comply with the following duties:

(1) Give us written notice as soon as practicable of an "occurrence" or an offense which may

result in a claim. To the extent possible, such notice should include:

(a) How, when and where the "occurrence" or offense took place;

(b) The names and addresses of any injured persons and witnesses; and

(c) The nature and location of any injury or damage arising out of the "occurrence" or offense.

(2) If a claim is made or "suit" is brought against the additional insured:

(a) Immediately record the specifics of the claim or "suit" and the date received; and

(b) Notify us as soon as practicable and see to it that we receive written notice of the claim or "suit" as soon as practicable.

(3) Immediately send us copies of all legal papers received in connection with the claim or "suit", cooperate with us in the investigation or settlement of the claim or defense against the "suit", and otherwise comply with all policy conditions.

(4) Tender the defense and indemnity of any claim or "suit" to any provider of other insurance which would cover such additional insured for a loss we cover. However, this condition does not affect whether the insurance provided to such additional insured is primary to other insurance available to such additional insured which covers that person or organization as a named insured as described in Paragraph 4., Other Insurance, of Section IV – Commercial General Liability Conditions.

c. Method Of Sharing

If all of the other insurance permits contribution by equal shares, we will follow this method also. Under this approach each insurer contributes equal amounts until it has paid its applicable limit of insurance or none of the loss remains, whichever comes first.

If any of the other insurance does not permit contribution by equal shares, we will contribute by limits. Under this method, each insurer's share is based on the ratio of its applicable limit of insurance to the total applicable limits of insurance of all insurers.

d. Primary And Non-Contributory Insurance If Required By Written Contract

If you specifically agree in a written contract or agreement that the insurance afforded to an insured under this Coverage Part must apply on a primary basis, or a primary and non-contributory basis, this insurance is primary to other insurance that is available to such insured which covers such insured as a named insured, and we will not share with that other insurance, provided that:

- (1) The "bodily injury" or "property damage" for which coverage is sought occurs; and
- (2) The "personal and advertising injury" for which coverage is sought is caused by an offense that is committed;

subsequent to the signing of that contract or agreement by you.

5. Premium Audit

- a. We will compute all premiums for this Coverage Part in accordance with our rules and rates.
- b. Premium shown in this Coverage Part as advance premium is a deposit premium only. At the close of each audit period we will compute the earned premium for that period and send notice to the first Named Insured. The due date for audit and retrospective premiums is the date shown as the due date on the bill. If the sum of the advance and audit premiums paid for the policy period is greater than the earned premium, we will return the excess to the first Named Insured.
- c. The first Named Insured must keep records of the information we need for premium computation, and send us copies at such times as we may request.

6. Representations

By accepting this policy, you agree:

- a. The statements in the Declarations are accurate and complete;
- b. Those statements are based upon representations you made to us; and
- c. We have issued this policy in reliance upon your representations.

The unintentional omission of, or unintentional error in, any information provided by you which we relied upon in issuing this policy will not prejudice your rights under this insurance. However, this provision does not affect our right to collect additional premium or to exercise our rights of cancellation or nonrenewal in accordance with applicable insurance laws or regulations.

7. Separation Of Insureds

Except with respect to the Limits of Insurance, and any rights or duties specifically assigned in this Coverage Part to the first Named Insured, this insurance applies:

- a. As if each Named Insured were the only Named Insured; and
- b. Separately to each insured against whom claim is made or "suit" is brought.

8. Transfer Of Rights Of Recovery Against Others To Us

If the insured has rights to recover all or part of any payment we have made under this Coverage Part, those rights are transferred to us. The insured must do nothing after loss to impair them. At our request, the insured will bring "suit" or transfer those rights to us and help us enforce them.

9. When We Do Not Renew

If we decide not to renew this Coverage Part, we will mail or deliver to the first Named Insured shown in the Declarations written notice of the nonrenewal not less than 30 days before the expiration date.

If notice is mailed, proof of mailing will be sufficient proof of notice.

SECTION V – DEFINITIONS

- 1. "Advertisement" means a notice that is broadcast or published to the general public or specific market segments about your goods, products or services for the purpose of attracting customers or supporters. For the purposes of this definition:
 - a. Notices that are published include material placed on the Internet or on similar electronic means of communication; and
 - b. Regarding websites, only that part of a website that is about your goods, products or services for the purposes of attracting customers or supporters is considered an advertisement.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XTEND ENDORSEMENT FOR CONTRACTORS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to this Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|---|---|
| <ul style="list-style-type: none"> A. Who Is An Insured – Unnamed Subsidiaries B. Blanket Additional Insured – Governmental Entities – Permits Or Authorizations Relating To Operations | <ul style="list-style-type: none"> C. Incidental Medical Malpractice D. Blanket Waiver Of Subrogation E. Contractual Liability – Railroads F. Damage To Premises Rented To You |
|---|---|

PROVISIONS

A. WHO IS AN INSURED – UNNAMED SUBSIDIARIES

The following is added to **SECTION II – WHO IS AN INSURED**:

Any of your subsidiaries, other than a partnership, joint venture or limited liability company, that is not shown as a Named Insured in the Declarations is a Named Insured if:

- a. You are the sole owner of, or maintain an ownership interest of more than 50% in, such subsidiary on the first day of the policy period; and
- b. Such subsidiary is not an insured under similar other insurance.

No such subsidiary is an insured for "bodily injury" or "property damage" that occurred, or "personal and advertising injury" caused by an offense committed:

- a. Before you maintained an ownership interest of more than 50% in such subsidiary; or
- b. After the date, if any, during the policy period that you no longer maintain an ownership interest of more than 50% in such subsidiary.

For purposes of Paragraph 1. of Section II – Who Is An Insured, each such subsidiary will be deemed to be designated in the Declarations as:

- a. An organization other than a partnership, joint venture or limited liability company; or
 - b. A trust;
- as indicated in its name or the documents that govern its structure.

B. BLANKET ADDITIONAL INSURED – GOVERNMENTAL ENTITIES – PERMITS OR AUTHORIZATIONS RELATING TO OPERATIONS

The following is added to **SECTION II – WHO IS AN INSURED**:

Any governmental entity that has issued a permit or authorization with respect to operations performed by you or on your behalf and that you are required by any ordinance, law, building code or written contract or agreement to include as an additional insured on this Coverage Part is an insured, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" arising out of such operations.

The insurance provided to such governmental entity does not apply to:

- a. Any "bodily injury", "property damage" or "personal and advertising injury" arising out of operations performed for the governmental entity; or
- b. Any "bodily injury" or "property damage" included in the "products-completed operations hazard".

COMMERCIAL GENERAL LIABILITY

C. INCIDENTAL MEDICAL MALPRACTICE

1. The following replaces Paragraph **b.** of the definition of "occurrence" in the **DEFINITIONS** Section:

- b.** An act or omission committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to a person, unless you are in the business or occupation of providing professional health care services.

2. The following replaces the last paragraph of Paragraph **2.a.(1)** of **SECTION II – WHO IS AN INSURED**:

Unless you are in the business or occupation of providing professional health care services, Paragraphs **(1)(a), (b), (c)** and **(d)** above do not apply to "bodily injury" arising out of providing or failing to provide:

- (a)** "Incidental medical services" by any of your "employees" who is a nurse, nurse assistant, emergency medical technician or paramedic; or

- (b)** First aid or "Good Samaritan services" by any of your "employees" or "volunteer workers", other than an employed or volunteer doctor. Any such "employees" or "volunteer workers" providing or failing to provide first aid or "Good Samaritan services" during their work hours for you will be deemed to be acting within the scope of their employment by you or performing duties related to the conduct of your business.

3. The following replaces the last sentence of Paragraph **5.** of **SECTION III – LIMITS OF INSURANCE**:

For the purposes of determining the applicable Each Occurrence Limit, all related acts or omissions committed in providing or failing to provide "incidental medical services", first aid or "Good Samaritan services" to any one person will be deemed to be one "occurrence".

4. The following exclusion is added to Paragraph **2.**, **Exclusions**, of **SECTION I – COVERAGES – COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY**:

Sale Of Pharmaceuticals

"Bodily injury" or "property damage" arising out of the violation of a penal statute or ordinance relating to the sale of

pharmaceuticals committed by, or with the knowledge or consent of, the insured.

5. The following is added to the **DEFINITIONS** Section:

"Incidental medical services" means:

- a.** Medical, surgical, dental, laboratory, x-ray or nursing service or treatment, advice or instruction, or the related furnishing of food or beverages; or

- b.** The furnishing or dispensing of drugs or medical, dental, or surgical supplies or appliances.

6. The following is added to Paragraph **4.b.**, **Excess Insurance**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

This insurance is excess over any valid and collectible other insurance, whether primary, excess, contingent or on any other basis, that is available to any of your "employees" for "bodily injury" that arises out of providing or failing to provide "incidental medical services" to any person to the extent not subject to Paragraph **2.a.(1)** of Section **II – Who Is An Insured**.

D. **BLANKET WAIVER OF SUBROGATION**

The following is added to Paragraph **8.**, **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

If the insured has agreed in a contract or agreement to waive that insured's right of recovery against any person or organization, we waive our right of recovery against such person or organization, but only for payments we make because of:

- a.** "Bodily injury" or "property damage" that occurs; or
- b.** "Personal and advertising injury" caused by an offense that is committed;

subsequent to the execution of the contract or agreement.

E. **CONTRACTUAL LIABILITY – RAILROADS**

1. The following replaces Paragraph **c.** of the definition of "insured contract" in the **DEFINITIONS** Section:

- c.** Any easement or license agreement;

2. Paragraph f.(1) of the definition of "insured contract" in the **DEFINITIONS** Section is deleted.

F. DAMAGE TO PREMISES RENTED TO YOU

The following replaces the definition of "premises damage" in the **DEFINITIONS** Section:

"Premises damage" means "property damage" to:

- a. Any premises while rented to you or temporarily occupied by you with permission of the owner; or
- b. The contents of any premises while such premises is rented to you, if you rent such premises for a period of seven or fewer consecutive days.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED – PRIMARY AND NON-CONTRIBUTORY WITH OTHER INSURANCE – CONTRACTORS

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

PROVISIONS

- 1.** The following is added to Paragraph **c.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

This includes any person or organization who you are required under a written contract or agreement, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to name as an additional insured for Covered Autos Liability Coverage, but only for damages to which this insurance applies and only to the extent of that person's or organization's liability for the conduct of another "insured".

- 2.** The following is added to Paragraph **B.5., Other Insurance** of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Regardless of the provisions of paragraph **a.** and paragraph **d.** of this part **5. Other Insurance**, this insurance is primary to and non-contributory with applicable other insurance under which an additional insured person or organization is a named insured when a written contract or agreement with you, that is signed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, requires this insurance to be primary and non-contributory.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE – This endorsement broadens coverage. However, coverage for any injury, damage or medical expenses described in any of the provisions of this endorsement may be excluded or limited by another endorsement to the Coverage Part, and these coverage broadening provisions do not apply to the extent that coverage is excluded or limited by such an endorsement. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read all the provisions of this endorsement and the rest of your policy carefully to determine rights, duties, and what is and is not covered.

- | | |
|---|--|
| <ul style="list-style-type: none"> A. BROAD FORM NAMED INSURED B. BLANKET ADDITIONAL INSURED C. EMPLOYEE HIRED AUTO D. EMPLOYEES AS INSURED E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS G. WAIVER OF DEDUCTIBLE – GLASS | <ul style="list-style-type: none"> H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT J. PERSONAL PROPERTY K. AIRBAGS L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS M. BLANKET WAIVER OF SUBROGATION N. UNINTENTIONAL ERRORS OR OMISSIONS |
|---|--|

PROVISIONS

A. BROAD FORM NAMED INSURED

The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any organization you newly acquire or form during the policy period over which you maintain 50% or more ownership interest and that is not separately insured for Business Auto Coverage. Coverage under this provision is afforded only until the 180th day after you acquire or form the organization or the end of the policy period, whichever is earlier.

B. BLANKET ADDITIONAL INSURED

The following is added to Paragraph **c.** in **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any person or organization who is required under a written contract or agreement between you and that person or organization, that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period, to be named as an additional insured is an "insured" for Covered Autos Liability Coverage, but only for damages to which

this insurance applies and only to the extent that person or organization qualifies as an "insured" under the Who Is An Insured provision contained in Section II.

C. EMPLOYEE HIRED AUTO

- 1.** The following is added to Paragraph **A.1., Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in an "employee's" name, with your permission, while performing duties related to the conduct of your business.

- 2.** The following replaces Paragraph **b.** in **B.5., Other Insurance**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1)** Any covered "auto" you lease, hire, rent or borrow; and
- (2)** Any covered "auto" hired or rented by your "employee" under a contract in an "employee's" name, with your

COMMERCIAL AUTO

permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

D. EMPLOYEES AS INSURED

The following is added to Paragraph **A.1.**, **Who Is An Insured**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

Any "employee" of yours is an "insured" while using a covered "auto" you don't own, hire or borrow in your business or your personal affairs.

E. SUPPLEMENTARY PAYMENTS – INCREASED LIMITS

1. The following replaces Paragraph **A.2.a.(2)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

(2) Up to \$3,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

2. The following replaces Paragraph **A.2.a.(4)**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**:

(4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

F. HIRED AUTO – LIMITED WORLDWIDE COVERAGE – INDEMNITY BASIS

The following replaces Subparagraph (5) in Paragraph **B.7.**, **Policy Period, Coverage Territory**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

(5) Anywhere in the world, except any country or jurisdiction while any trade sanction, embargo, or similar regulation imposed by the United States of America applies to and prohibits the transaction of business with or within such country or jurisdiction, for Covered Autos Liability Coverage for any covered "auto" that you lease, hire, rent or borrow without a driver for a period of 30 days or less and that is not an "auto" you lease, hire, rent or borrow from any of your "employees", partners (if you are a partnership), members (if you are a limited liability company) or members of their households.

(a) With respect to any claim made or "suit" brought outside the United States of America, the territories and possessions of the United States of America, Puerto Rico and Canada:

(i) You must arrange to defend the "insured" against, and investigate or settle any such claim or "suit" and keep us advised of all proceedings and actions.

(ii) Neither you nor any other involved "insured" will make any settlement without our consent.

(iii) We may, at our discretion, participate in defending the "insured" against, or in the settlement of, any claim or "suit".

(iv) We will reimburse the "insured" for sums that the "insured" legally must pay as damages because of "bodily injury" or "property damage" to which this insurance applies, that the "insured" pays with our consent, but only up to the limit described in Paragraph **C.**, **Limits Of Insurance**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**.

(v) We will reimburse the "insured" for the reasonable expenses incurred with our consent for your investigation of such claims and your defense of the "insured" against any such "suit", but only up to and included within the limit described in Paragraph **C.**, **Limits Of Insurance**, of **SECTION II – COVERED AUTOS LIABILITY COVERAGE**, and not in addition to such limit. Our duty to make such payments ends when we have used up the applicable limit of insurance in payments for damages, settlements or defense expenses.

(b) This insurance is excess over any valid and collectible other insurance available to the "insured" whether primary, excess, contingent or on any other basis.

(c) This insurance is not a substitute for required or compulsory insurance in any country outside the United States, its territories and possessions, Puerto Rico and Canada.

You agree to maintain all required or compulsory insurance in any such country up to the minimum limits required by local law. Your failure to comply with compulsory insurance requirements will not invalidate the coverage afforded by this policy, but we will only be liable to the same extent we would have been liable had you complied with the compulsory insurance requirements.

- (d) It is understood that we are not an admitted or authorized insurer outside the United States of America, its territories and possessions, Puerto Rico and Canada. We assume no responsibility for the furnishing of certificates of insurance, or for compliance in any way with the laws of other countries relating to insurance.

G. WAIVER OF DEDUCTIBLE – GLASS

The following is added to Paragraph D., **Deductible**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

No deductible for a covered "auto" will apply to glass damage if the glass is repaired rather than replaced.

H. HIRED AUTO PHYSICAL DAMAGE – LOSS OF USE – INCREASED LIMIT

The following replaces the last sentence of Paragraph A.4.b., **Loss Of Use Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

However, the most we will pay for any expenses for loss of use is \$65 per day, to a maximum of \$750 for any one "accident".

I. PHYSICAL DAMAGE – TRANSPORTATION EXPENSES – INCREASED LIMIT

The following replaces the first sentence in Paragraph A.4.a., **Transportation Expenses**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

We will pay up to \$50 per day to a maximum of \$1,500 for temporary transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type.

J. PERSONAL PROPERTY

The following is added to Paragraph A.4., **Coverage Extensions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Personal Property

We will pay up to \$400 for "loss" to wearing apparel and other personal property which is:

- (1) Owned by an "insured"; and

- (2) In or on your covered "auto".

This coverage applies only in the event of a total theft of your covered "auto".

No deductibles apply to this Personal Property coverage.

K. AIRBAGS

The following is added to Paragraph B.3., **Exclusions**, of **SECTION III – PHYSICAL DAMAGE COVERAGE**:

Exclusion 3.a. does not apply to "loss" to one or more airbags in a covered "auto" you own that inflate due to a cause other than a cause of "loss" set forth in Paragraphs A.1.b. and A.1.c., but only:

- a. If that "auto" is a covered "auto" for Comprehensive Coverage under this policy;
- b. The airbags are not covered under any warranty; and
- c. The airbags were not intentionally inflated.

We will pay up to a maximum of \$1,000 for any one "loss".

L. NOTICE AND KNOWLEDGE OF ACCIDENT OR LOSS

The following is added to Paragraph A.2.a., of **SECTION IV – BUSINESS AUTO CONDITIONS**:

Your duty to give us or our authorized representative prompt notice of the "accident" or "loss" applies only when the "accident" or "loss" is known to:

- (a) You (if you are an individual);
- (b) A partner (if you are a partnership);
- (c) A member (if you are a limited liability company);
- (d) An executive officer, director or insurance manager (if you are a corporation or other organization); or
- (e) Any "employee" authorized by you to give notice of the "accident" or "loss".

M. BLANKET WAIVER OF SUBROGATION

The following replaces Paragraph A.5., **Transfer Of Rights Of Recovery Against Others To Us**, of **SECTION IV – BUSINESS AUTO CONDITIONS**:

5. Transfer Of Rights Of Recovery Against Others To Us

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract signed and executed prior to any "accident" or "loss", provided that the "accident" or "loss" arises out of operations contemplated by

COMMERCIAL AUTO

such contract. The waiver applies only to the person or organization designated in such contract.

N. UNINTENTIONAL ERRORS OR OMISSIONS

The following is added to Paragraph **B.2., Concealment, Misrepresentation, Or Fraud,** of **SECTION IV – BUSINESS AUTO CONDITIONS:**

The unintentional omission of, or unintentional error in, any information given by you shall not prejudice your rights under this insurance. However this provision does not affect our right to collect additional premium or exercise our right of cancellation or non-renewal.



**WORKERS COMPENSATION
AND
EMPLOYERS LIABILITY POLICY**

ENDORSEMENT WC 00 03 13 (00) - 001

POLICY NUMBER: **UB-9N607511-22-26-V**

WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule. (This agreement applies only to the extent that you perform work under a written contract that requires you to obtain this agreement from us.)

This agreement shall not operate directly or indirectly to benefit any one not named in the Schedule.

SCHEDULE

DESIGNATED PERSON:

DESIGNATED ORGANIZATION:

**ANY PERSON OR ORGANIZATION FOR WHICH THE INSURED HAS AGREED
BY WRITTEN CONTRACT EXECUTED PRIOR TO LOSS TO FURNISH THIS
WAIVER.**

CNA SURETY

Performance Bond

Bond No. 30180802

CONTRACTOR:

(Name, legal status and address)

Henkel Construction Company, a corporation

208 E State Street
Mason City, IA 50401

OWNER:

(Name, legal status and address)

City of Polk City, Iowa

112 S 3rd St
Polk City, IA 50226

CONSTRUCTION CONTRACT

Date: March 27, 2023

#: 5,752,500.00

Amount: Five Million Seven Hundred Fifty Two Thousand Five Hundred 00/100 Dollars

Description:

(Name and location)

2022213 Polk City New City Hall
Polk City, IA

BOND

Date: March 27, 2023

(Not earlier than Construction Contract Date)

#: 5,752,500.00

Amount: Five Million Seven Hundred Fifty Two Thousand Five Hundred 00/100 Dollars

Modifications to this Bond: None

See Section 16

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

Henkel Construction Company, a corporation (No Seal)

SURETY

Company:

(Corporate Seal)

Western Surety Company

Signature: _____

Name Stephen M. Watson

and Title: Vice President

(Any additional signatures appear on the last page of this Performance Bond.)

Signature: _____

Name Jenny McIntyre

and Title: Attorney-in-Fact

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT OR BROKER:

First Insurance Agency
PO Box 1448
Mason City, IA 50402
(641) 421-8000

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

FEH Design
604 East Grand Avenue
Des Moines, IA 50309
(515) 288-2000

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

SURETY

Company: _____
(Corporate Seal)

Company: _____
(Corporate Seal)

Signature: _____
Name and Title:
Address

Signature: _____
Name and Title:
Address

CNA SURETY

Payment Bond

Bond No. 30180802

CONTRACTOR:

(Name, legal status and address)

Henkel Construction Company, a corporation

208 E State Street
Mason City, IA 50401

OWNER:

(Name, legal status and address)

City of Polk City, Iowa

112 S 3rd St
Polk City, IA 50226

CONSTRUCTION CONTRACT

Date: March 27, 2023

\$ 5,752,500.00

Amount: Five Million Seven Hundred Fifty Two Thousand Five Hundred 00/100 Dollars

Description:

(Name and location)

2022213 Polk City New City Hall
Polk City, IA

BOND

Date: March 27, 2023

(Not earlier than Construction Contract Date)

\$ 5,752,500.00

Amount: Five Million Seven Hundred Fifty Two Thousand Five Hundred 00/100 Dollars

Modifications to this Bond: None

See Section 18

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

Henkel Construction Company, a corporation (No Seal)

SURETY

Company:

(Corporate Seal)

Western Surety Company

Signature: _____

Name Stephen M. Watson
and Title: Vice President

(Any additional signatures appear on the last page of this Payment Bond.)

Signature: _____

Name Jenny McIntyre
and Title: Attorney-in-Fact

(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

First Insurance Agency
PO Box 1448
Mason City, IA 50402
(641) 421-8000

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

FEH Design
604 East Grand Avenue
Des Moines, IA 50309
(515) 288-2000

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

SURETY

Company:

(Corporate Seal)

Company:

(Corporate Seal)

Signature: _____
Name and Title:
Address

Signature: _____
Name and Title:
Address

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Wendy M Snelling, Casey M Callanan, John P Moran, Jenny McIntyre, Individually

of Mason City, IA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 24th day of June, 2021.

WESTERN SURETY COMPANY



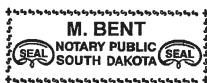
Paul T. Bruflat

Paul T. Bruflat, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 24th day of June, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires
March 2, 2026



M. Bent

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 27th day of March, 2023.



WESTERN SURETY COMPANY

L. Nelson

L. Nelson, Assistant Secretary

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:

(Name and location or address)

2022213 Polk City New City Hall

THE OWNER:

(Name, legal status and address)

City of Polk City, Iowa
112 S 3rd St
Polk City, IA 50226

THE ARCHITECT:

(Name, legal status and address)

FEH Design
604 East Grand Avenue
Des Moines, Iowa 50309

TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
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- 3 CONTRACTOR
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- 12 UNCOVERING AND CORRECTION OF WORK
- 13 MISCELLANEOUS PROVISIONS
- 14 TERMINATION OR SUSPENSION OF THE CONTRACT

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

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ARTICLE 1 GENERAL PROVISIONS

§ 1.1 Basic Definitions

§ 1.1.1 The Contract Documents

The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.

§ 1.1.2 The Contract

The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's duties.

§ 1.1.3 The Work

The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

§ 1.1.4 The Project

The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by the Owner and by Separate Contractors.

§ 1.1.5 The Drawings

The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

§ 1.1.6 The Specifications

The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

§ 1.1.7 Instruments of Service

Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

§ 1.1.8 Initial Decision Maker

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.

§ 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent

consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

§ 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

§ 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

§ 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, Sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

§ 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

§ 2.1.1 The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

§ 2.2 Evidence of the Owner's Financial Arrangements

§ 2.2.1 Prior to commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

§ 2.2.2 Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

§ 2.2.3 After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

§ 2.2.4 Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.

§ 2.3 Information and Services Required of the Owner

§ 2.3.1 Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements,

assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

§ 2.3.2 The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

§ 2.3.3 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 2.3.5 The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

§ 2.3.6 Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

§ 2.4 Owner's Right to Stop the Work

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

§ 2.5 Owner's Right to Carry Out the Work

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to prior approval of the Architect and the Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Architect's additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.

ARTICLE 3 CONTRACTOR

§ 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Architect in the Architect's administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

§ 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.4, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to Section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

§ 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner and Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent for the completed construction. Unless the Architect objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

§ 3.3.2 The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

§ 3.3.3 The Contractor shall be responsible for inspection of portions of Work already performed to determine that such portions are in proper condition to receive subsequent Work.

§ 3.4 Labor and Materials

§ 3.4.1 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

§ 3.4.2 Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect and in accordance with a Change Order or Construction Change Directive.

§ 3.4.3 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

§ 3.5 Warranty

§ 3.5.1 The Contractor warrants to the Owner and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

§ 3.5.2 All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

§ 3.6 Taxes

The Contractor shall pay sales, consumer, use and similar taxes for the Work provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

§ 3.7 Permits, Fees, Notices and Compliance with Laws

§ 3.7.1 Unless otherwise provided in the Contract Documents, the Contractor shall secure and pay for the building permit as well as for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

§ 3.7.2 The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.

§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 Concealed or Unknown Conditions

If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

§ 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents,

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

§ 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 3.9.3 The Contractor shall not employ a proposed superintendent to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

§ 3.10 Contractor's Construction and Submittal Schedules

§ 3.10.1 The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project.

§ 3.10.2 The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Architect's approval. The Architect's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the

Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

§ 3.10.3 The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

§ 3.11 Documents and Samples at the Site

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Architect and Owner, and delivered to the Architect for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

§ 3.12 Shop Drawings, Product Data and Samples

§ 3.12.1 Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

§ 3.12.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

§ 3.12.3 Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

§ 3.12.4 Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Architect without action.

§ 3.12.5 The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

§ 3.12.6 By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner and Architect that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

§ 3.12.7 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.

§ 3.12.8 The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

§ 3.12.9 The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

§ 3.12.10 The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

§ 3.12.10.1 If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner and the Architect shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents.

§ 3.12.10.2 If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Architect at the time and in the form specified by the Architect.

§ 3.13 Use of Site

The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

§ 3.14 Cutting and Patching

§ 3.14.1 The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

§ 3.14.2 The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, its consent to cutting or otherwise altering the Work.

§ 3.15 Cleaning Up

§ 3.15.1 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

§ 3.15.2 If the Contractor fails to clean up as provided in the Contract Documents, the Owner may do so and the Owner shall be entitled to reimbursement from the Contractor.

§ 3.16 Access to Work

The Contractor shall provide the Owner and Architect with access to the Work in preparation and progress wherever located.

§ 3.17 Royalties, Patents and Copyrights

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner or Architect. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect.

§ 3.18 Indemnification

§ 3.18.1 To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

§ 3.18.2 In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

ARTICLE 4 ARCHITECT

§ 4.1 General

§ 4.1.1 The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

§ 4.1.2 Duties, responsibilities, and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Contractor, and Architect. Consent shall not be unreasonably withheld.

§ 4.2 Administration of the Contract

§ 4.2.1 The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

§ 4.2.2 The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. The Architect will not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents.

§ 4.2.3 On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the

Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

§ 4.2.4 Communications

The Owner and Contractor shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Contractor otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Review of such submittals is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Architect's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.11 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.12 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations

and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions rendered in good faith.

§ 4.2.13 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

ARTICLE 5 SUBCONTRACTORS

§ 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include a Separate Contractor or the subcontractors of a Separate Contractor.

§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

§ 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner or Architect makes reasonable objection to such substitution.

§ 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work that the Contractor, by these Contract Documents, assumes toward the Owner and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor,

prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Subcontractors.

§ 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.

When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor contractor or other entity. If the Owner assigns the subcontract to a successor contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor contractor's obligations under the subcontract.

ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

§ 6.1 Owner's Right to Perform Construction and to Award Separate Contracts

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

§ 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner and Separate Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work,

promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction or to property of the Owner or Separate Contractor as provided in Section 10.2.5.

§ 6.2.5 The Owner and each Separate Contractor shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.

§ 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Architect will allocate the cost among those responsible.

ARTICLE 7 CHANGES IN THE WORK

§ 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

§ 7.2 Change Orders

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

§ 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Architect and signed by the Owner and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Architect shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:

- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Architect;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Architect of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Architect will prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

§ 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will

affect the Contract Sum or Contract Time, the Contractor shall notify the Architect and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Architect that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

ARTICLE 8 TIME

§ 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.

§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term "day" as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

§ 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

§ 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner or Architect, of an employee of either, or of a Separate Contractor; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor's control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts, and the Architect determines, justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

ARTICLE 9 PAYMENTS AND COMPLETION

§ 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

§ 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Architect before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and

unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's subsequent Applications for Payment.

§ 9.3 Applications for Payment

§ 9.3.1 At least ten days before the date established for each progress payment, the Contractor shall submit to the Architect an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor's right to payment that the Owner or Architect require, such as copies of requisitions, and releases and waivers of liens from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

§ 9.3.1.1 As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Architect, but not yet included in Change Orders.

§ 9.3.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

§ 9.3.2 Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

§ 9.3.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials, and equipment relating to the Work.

§ 9.4 Certificates for Payment

§ 9.4.1 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is entitled to payment in the amount certified. The foregoing representations are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Architect. However, the issuance of a Certificate for Payment will not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 9.5 Decisions to Withhold Certification

§ 9.5.1 The Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from acts and omissions described in Section 3.3.2, because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a Separate Contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

§ 9.5.2 When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.

§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect withholds certification for payment under Section 9.5.1.3, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Contractor shall reflect such payment on its next Application for Payment.

§ 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Architect will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Architect and Owner on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

§ 9.7 Failure of Payment

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

§ 9.8 Substantial Completion

§ 9.8.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use.

§ 9.8.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

§ 9.8.3 Upon receipt of the Contractor's list, the Architect will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the Contractor's list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect to determine Substantial Completion.

§ 9.8.4 When the Work or designated portion thereof is substantially complete, the Architect will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

§ 9.8.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

§ 9.9 Partial Occupancy or Use

§ 9.9.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect.

§ 9.9.2 Immediately prior to such partial occupancy or use, the Owner, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

§ 9.10 Final Completion and Final Payment

§ 9.10.1 Upon receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Architect's final Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment, (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6) if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Architect so confirms, the Owner shall, upon application by the Contractor and certification by the Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

§ 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract.

§ 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor; and
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment, or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2 and 10.2.1.3. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

§ 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.

§ 10.3 Hazardous Materials and Substances

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor and the Architect will promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Architect, Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

§ 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

ARTICLE 11 INSURANCE AND BONDS

§ 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Architect, and Architect's consultants shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

§ 11.1.2 The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 11.1.3 Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance. Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice to the Owner of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

§ 11.2 Owner's Insurance

§ 11.2.1 The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

§ 11.2.2 Failure to Purchase Required Property Insurance. If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform the Contractor in writing prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance. Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice to the Contractor of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.

§ 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Architect and Architect's consultants; and (3) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Architect, Architect's consultants, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

§ 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor and Architect for loss of use of the Owner's property, due to fire or other hazards however caused.

§ 11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

§ 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's examination and be replaced at the Contractor's expense without change in the Contract Time.

§ 12.1.2 If a portion of the Work has been covered that the Architect has not specifically requested to examine prior to its being covered, the Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to

the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

§ 12.2 Correction of Work

§ 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

§ 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner or Separate Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

§ 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

ARTICLE 13 MISCELLANEOUS PROVISIONS

§ 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located, excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

§ 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- .3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance,

the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of the Contract.

§ 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

ARTICLE 15 CLAIMS AND DISPUTES

§ 15.1 Claims

§ 15.1.1 Definition

A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.

§ 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

§ 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

§ 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost

If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

§ 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay, only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated, and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

§ 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the

Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days after receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

§ 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.

§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

§ 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 16:51:40 ET on 03/17/2023 under Order No. 3104237882 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A201™ - 2017, General Conditions of the Contract for Construction, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

CORY W. SHARP, AIA; PRINCIPAL ARCHITECT

(Title)

MARCH 27, 2023

(Dated)

MEETING MINUTES
The City of Polk City
City Council Meeting
6:00 p.m. March 13, 2023
City Hall – Council Chambers

Polk City, City Council held a meeting in the City Hall Council Chambers with public participation in person and via phone at 6:00 p.m., March 13, 2023. The agenda was posted at the City Hall office as required by law.

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Mayor Karsjen called the meeting to order at 6:00 p.m.
2. **Roll Call** | Walters, Dvorak, Sarchet, Anderson | In attendance
Vogel | Absent
3. **MOTION:** A motion was made by Walters and seconded by Dvorak to approve the agenda
MOTION CARRIED UNANIMOUSLY
4. **Public Hearings:**
 - a. Mayor Karsjen opened the Public Hearing on the proposal to enter into an Essential Purpose Loan Agreement at 6:00pm. City Clerk Coffin said that the notice was published March 3, 2023, and 1 comment had been received for or against the proposal. City Manager Huisman provided a report. No one was present to be heard for or against the proposal.
MOTION: A motion was made by Walters and seconded by Anderson to close the public hearing at 6:02 pm.
MOTION CARRIED UNANIMOUSLY
 - b. Mayor Karsjen opened the Public Hearing on the proposal to enter into an Urban Renewal Loan Agreement at 6:02pm. City Clerk Coffin said that the notice was published March 3, 2023, and 1 comment had been received for or against the proposal. City Manager Huisman provided a report. No one was present to be heard for or against the proposal.
MOTION: A motion was made by Anderson and seconded by Dvorak to close the public hearing at 6:03 pm.
MOTION CARRIED UNANIMOUSLY
 - i. **MOTION:** A motion was made by Dvorak and seconded by Walters to approve Resolution 2023-28 taking additional action on proposals to enter into Loan Agreements, combining Loan Agreements, and providing for the levy of taxes to pay the same
MOTION CARRIED UNANIMOUSLY
 - c. Mayor Karsjen opened the Public Hearing on the proposed action to institute proceedings to enter into a Water Revenue Loan and Disbursement Agreement at 6:08 pm. City Clerk Coffin said that the notice was published March 3, 2023, and no comments had been received for or against the proposed action. City Manager Huisman provided a report. No one was present to be heard for or against the proposed action.
MOTION: A motion was made by Anderson and seconded by Sarchet to close the public hearing at 6:09 pm.
MOTION CARRIED UNANIMOUSLY
 - i. **MOTION:** A motion was made by Dvorak and seconded by Sarchet to approve Resolution 2023-29 taking additional action with respect to a Water Revenue Loan and Disbursement Agreement and authorizing, approving, and securing the payment of a \$407,000 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement)
MOTION CARRIED UNANIMOUSLY
 - d. Mayor Karsjen opened the Public Hearing on the proposed plans, specifications, form of contract and estimate of cost for the 2023 Street Repairs Project at 6:10 pm. City Clerk Coffin said that the notice was published March 3, 2023, and no comments had been received for or against the project. City Engineer, Travis Thornburgh with Snyder & Associates provided a report. No one was present to be heard for or against the project.
MOTION: A motion was made by Walters and seconded by Anderson to close the public hearing at 6:14 pm.
MOTION CARRIED UNANIMOUSLY
 - i. **MOTION:** A motion was made by Sarchet and seconded by Dvorak to approve Resolution 2023-30 adopting plans
MOTION CARRIED UNANIMOUSLY
 - ii. **MOTION:** A motion was made by Walters and seconded by Sarchet to approve Resolution 2023-31 adopting plans
MOTION CARRIED UNANIMOUSLY

5. **Public Comments** | None

6. **Consent Items** |

- a. City Council Meeting Minutes for February 27, 2023
- b. Claims listing March 13, 2023
- c. Receive and file the Parks Commission Meeting Minutes for March 6, 2023
- d. Receive and file the Library Board Meeting Minutes for March 6, 2023
- e. Receive and file the February 2023 Library Director Report
- f. Acknowledge the Library's Inclement Weather/Emergency Policy
- g. Resolution 2023-32 Support for Community Project Funding for Connecting the Neal Smith Trail to the High Trestle Trail through Polk City Project.
- h. Receive and file the February 2023 Fire Department Report
- i. Receive and file the February 2023 Parks & Recreation Department Report
- j. Resolution 2023-33 authorizing application for the Staffing for Adequate Fire and Emergency Response (SAFER) Grant through FEMA
- k. Receive and file the February 2023 Water Report
- l. Acknowledge Resolution 2023-02L hiring Elena Fowle as a Library Page
- m. Receive and file the Library Board Special Meeting Minutes for March 9, 2023

MOTION: A motion was made by Walters and seconded by Dvorak to approve the consent agenda items

MOTION CARRIED UNANIMOUSLY

7. **Business Items**

- a. City Hall / Community Room Project
 - i. **MOTION:** A motion was made by Dvorak and seconded by Walters to approve Resolution 2023-24 approving Plat of Survey
MOTION CARRIED UNANIMOUSLY
 - ii. **MOTION:** A motion was made by Anderson and seconded by Sarchet to approve Resolution 2023-25 approving Site Plan
MOTION CARRIED UNANIMOUSLY
- b. **MOTION:** A motion was made by Anderson and seconded by Sarchet to approve the Second Reading of Ordinance 2023-4000 approving rezoning of property owned by the City of Polk City located at 214 S. 3rd Street and 302 W. Van Dorn Street from C-1 Central Business District to U-1 Utility District
MOTION CARRIED UNANIMOUSLY

8. **Reports & Particulars** | Mayor, Council, City Manager, Staff, Boards, and/or Commissions

- City Manager Huisman reminded residents the Spring Citizen Academy is scheduled to start April 6th and encouraged residents to apply. Huisman announced the City was awarded funding in the amount of \$95,000 for another citywide soil restoration project to help reduce costs to homeowners interested in the program.
- Council Member Sarchet said there are a lot of things happening in Polk City and encouraged residents to come to meetings and learn about the items being discussed and provide constructive feedback.
- Council Member Dvorak said he wants to hear resident's perspectives on items discussed with Council.
- Council Member Anderson said he hopes people apply for the Citizen Academy because it is valuable information to learn more about the city.
- Mayor Karsjen reported the Iowa Great Places application has been sent in, he thanked the committees for the input and he is proud of the document submitted and he is looking forward to hearing the decision sometime in June.

9. **MOTION:** A motion was made by Anderson and seconded by Dvorak at 6:30 pm to enter into **Closed Session** under Code of Iowa; Chapter 21 Official Meetings open to Public; **section 5 Closed Session;** sub paragraph 1.j To discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. The minutes and the audio recording of a session closed under this paragraph shall be available for public examination when the transaction discussed is completed.

MOTION CARRIED UNANIMOUSLY

10. (AFTER CLOSED SESSION ENDED AT 7:05pm) No action was taken on closed session item

11. Adjournment

MOTION: A motion was made by Anderson and seconded by Sarchet to adjourn at 7:05 pm.

MOTION CARRIED UNANIMOUSLY

Next Meeting Date – March 27, 2023

Steve Karsjen, Mayor

Attest

Jenny Coffin, City Clerk

MEETING MINUTES
The City of Polk City
Work Session
5:00 p.m., Monday, March 13, 2023
City Hall Council Chambers

A Council Work Session was held on March 13, 2023 at 2:00 p.m. at the City Hall Council Chambers in Polk City, Iowa.

<p><u>Mayor and City Council Members Present:</u> Steve Karsjen Mayor Rob Sarchet Pro Tem Jeff Walters City Council Member Dave Dvorak City Council Member Ron Anderson City Council Member</p> <p><u>Mayor and City Council Members Absent:</u> Mandy Vogel City Council Member</p>	<p><u>Staff Members Present:</u> Chelsea Huisman City Manager Jenny Coffin City Clerk/Treasurer Mike Schulte Public Works Director Jeremy Siepker Police Chief Jamie Noack Library Director Karla Hogrefe Fire Chief Jason Thraen Parks & Recreation Director</p>
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Minutes

City Manager, Chelsea Huisman presented the revisions to the proposed FY 23/24 Budget. She reviewed the impact Senate File 181 will have on the budget. She discussed changes to both revenue and expenses.

Huisman advised Mayor and Council of her concerns related to property tax reform bills the Iowa Legislature is discussing and the impacts the bills could have on Polk City.

Next step in the Budget process will be for Council to set a Public Hearing at the next Council Meeting for the Budget Adoption on April 10, 2023.

Motion was made by Dvorak and seconded by Anderson to Adjourn at 5:53 p.m.

Motion carried Unanimously.

Steve Karsjen, Mayor

Attest

Jenny Coffin, City Clerk

CLAIMS REPORT		
CITY OF POLK CITY	DATED	
VENDOR	REFERENCE	AMOUNT
Amazon	OFFICE SUPPLIES	\$ 541.64
ARDICK EQUIPMENT CO.	SIGNS	\$ 268.00
ASSOC FOR RURAL/SMALL LIBRARY	MEMBERSHIP	\$ 75.00
AVESIS	CITY VISION INS	\$ 311.19
BAKER & TAYLOR	LIBRARY BOOKS	\$ 1,185.85
Bound Tree Medical	MEDICAL SUPPLIES	\$ 382.90
BUSINESS PUBLICATIONS CORP	PUBLICATIONS	\$ 221.16
CANINE TACTICAL	K9 TRAINING	\$ 250.00
CATCH DES MOINES	CATCH DES MOINES CONTRIBUTION	\$ 4,108.35
CITY LAUNDERING	MEDICAL KIT RESTOCK	\$ 349.98
CITY OF POLK CITY	UBASSISTANCE MAR 23 1189001	\$ 375.00
Controlled Access of the Midwe	GATE OPENER REPAIR	\$ 346.00
Des Moines Water Works	WATER LEAK ON TYLER	\$ 4,872.98
EMPLOYEE FAMILY RESOURCES	EAP RESOURCES X 76 EMPLOYEES	\$ 2,845.44
G&R SERVICES	ASBESTOS ABATEMENT	\$ 7,200.00
G.C.M.O.A.	FY2023 DUES	\$ 50.00
GILCREST JEWETT	LUMBER FOR SHOP ADDITION	\$ 3,424.06
HAWKINS INC	CHLORINE	\$ 1,039.08
I.A.M.U.	2023-24 WATER MEMBER DUES	\$ 1,010.00
IOWA CTS CLEANERS	VEHICLE DECONTAMINATION	\$ 37.50
Iowa Prison Industries	ADMIN SHIRTS	\$ 44.00
JOHNSON EXCAVATING, INC.	GARAGE SHELTER DEMO 214 3RD	\$ 2,500.00
KANSAS CITY LIFE INS. CO	CITY LIFE INSURANCE	\$ 1,182.31
KEY ELEMENTS CONSULTING	2023 ANKENY WATER CONFERENCE	\$ 165.00
LINDE GAS & EQUIPMENT INC	OXYGEN	\$ 197.04
LOCALIQ REGISTER MEDIA	PUBLICATIONS	\$ 39.01
LOGAN CONTRACTORS SUPPLY	POTHOLE PATCHING	\$ 896.00
MCCLURE ENGINEERING COMPANY	WATER TOWER AGREEMENT	\$ 34,712.00
MCKINNEY TOWING	TOWING	\$ 217.50
MELISSA ULBRICH	REIMBURSEMENT PROGRAM SUPPLIES	\$ 35.21
MERAKI MAMAS BOUTIK	PRINTING	\$ 450.00
METRO WASTE AUTHORITY	CONTRACT MANAGEMENT FEB 2023	\$ 22,984.10
MICHAEL DOYON	HEARING TEST REIMBURSEMENT	\$ 15.00
MIDAMERICAN ENERGY	ELECTRIC CHARGES	\$ 12,312.42
MIDLAND POWER CO-OP	STREET LIGHTING	\$ 1,038.58
MIDWEST CRITICAL POWER	GENERATOR REP @ BRDGRD LIFT ST	\$ 769.82
P & M APPAREL	HELMET STICKERS	\$ 78.00
PCC AMBULANCE BILLING	OCT. EMS BILLING	\$ 3,097.13
Perma-Bound	LIBRARY	\$ 174.88
PUBLIC SAFETY CONSULTANTS LLC	GRANT WRITER FEE FOR SAFTER	\$ 1,300.00
RANGEMASTERS TRAINING CENTER	RANGE USE	\$ 25.00
STEW HANSEN	FUEL SYSTEM	\$ 1,017.50
TIARA KENNEDY	ADULT YOGA	\$ 156.00
VERIZON WIRELESS	PHONE AND DATA PLAN	\$ 369.20

WELLMARK BLUE CROSS BLUE SHEIL	CITY HEALTH INSURANCE	\$ 31,888.06
Accounts Payable Total		\$ 144,557.89
GENERAL		\$ 42,682.07
ROAD USE		\$ 9,428.74
L.M.I		\$ 375.00



POLK CITY - A City For All Seasons -

Monthly Finance Report February 2023

Prepared By:

**Jenny Coffin
City Clerk/Treasurer**

ACCOUNT TITLE	LAST REPORT END BALANCE	RECEIVED	DISBURSED	CHANGE IN LIABILILTY	ENDING BALANCE
001 GENERAL	3,654,638.75	111,518.08	263,466.21	13.13	3,502,703.75
110 ROAD USE	486,781.09	63,379.01	36,933.97	2.64	513,228.77
111 I-JOBS	.00	.00	.00	.00	.00
121 LOCAL OPTION SALES TAX	1,802,418.89	100,040.08	.00	.00	1,902,458.97
125 TIF	415,369.72	11,014.47	.00	.00	426,384.19
135 L.M.I	1,171,705.24	.00	1,847.30	.00	1,169,857.94
167 PC COMM. LIB TRUST	11,789.34	.00	.00	.00	11,789.34
177 ASSET FORFEITURE	1,685.81	.00	.00	.00	1,685.81
200 DEBT SERVICE	144,120.51	.00	.00	.00	144,120.51
301 CITY FACILITIES TOTAL	4,755,111.05	.00	218,630.41	.00	4,536,480.64
302 CAPITAL WATER PROJECT	578,567.60	.00	8,500.00	.00	570,067.60
303 CAPITAL EQUIPMENT/VEHIC	196,241.70-	.00	3,629.76	.00	199,871.46-
304 FOUR SEASONS PUB IMPROV	32,992.00	.00	.00	.00	32,992.00
305 NORTHSIDE DRIVE PROJECT	.00	.00	.00	.00	.00
306 TRAIL PROJECTS	.00	.00	.00	.00	.00
307 STREET PROJECTS	.00	.00	.00	.00	.00
600 WATER	1,743,571.97	83,681.56	88,261.01	2.64	1,738,995.16
610 SEWER	1,231,619.27	137,674.24	83,089.04	2.66	1,286,207.13
670 SOLID WASTE/RECYCLING	27,659.37	31,956.44	32,098.86	.00	27,516.95
740 STORM WATER UTILITY	152,609.81	7,597.45	.00	.00	160,207.26
920 ESCROW	.00	.00	.00	.00	.00
Report Total	16,014,398.72	546,861.33	736,456.56	21.07	15,824,824.56

BANK CASH REPORT 2023

BANK FUND	BANK NAME	JANUARY CASH BALANCE	FEBRUARY RECEIPTS	FEBRUARY DISBURSMENTS	FEBRUARY CASH BALANCE	OUTSTANDING TRANSACTIONS	FEB BANK BALANCE
Grinnell State Bank BK#1							
BANK 001	Grinnell State Bank						11,017,010.33
001	CHECKING - GENERAL	505,834.31-	109,965.97	263,932.93	659,801.27-	73,002.67	
110	CHECKING - ROAD USE	486,781.09	63,477.59	37,029.91	513,228.77	6,339.39	
111	CHECKING - I-JOBS	0.00	0.00	0.00	0.00		
112	CHECKING - EMPLOYEE BENEFIT	0.00	0.00	0.00	0.00		
121	CHECKING - LOCAL OPTION	1,802,418.89	100,040.08	0.00	1,902,458.97		
125	CHECKING - TIF	415,369.72	11,014.47	0.00	426,384.19		
135	CHECKING - L.M.I.	452,662.38	0.00	1,847.30	450,815.08		
167	CHECKING - PC COMM. LIB TRUST	11,789.34	0.00	0.00	11,789.34		
177	CHECKING - FORFEITURE	1,685.81	0.00	0.00	1,685.81		
200	CHECKING - DEBT SERVICE	144,120.51	0.00	0.00	144,120.51		
301	CHECKING - CAPITAL PROJECT	4,755,111.05	0.00	218,630.41	4,536,480.64	170,505.26	
302	CHECKING - CAPITAL WATER PROJ	578,567.60	0.00	8,500.00	570,067.60	8,500.00	
303	CHECKING - CAP EQUIP/VEHICLE	196,241.70-	0.00	3,629.76	199,871.46-	576.00	
304	CHECKING	32,992.00	0.00	0.00	32,992.00		
305	CHECKING	0.00	0.00	0.00	0.00		
306	CHECKING	0.00	0.00	0.00	0.00		
307	CHECKING	0.00	0.00	0.00	0.00		
600	CHECKING - WATER UTILITY	1,743,570.97	94,336.40	98,913.21	1,738,994.16	14,816.10	
610	CHECKING - SEWER UTILITY	1,231,618.27	139,341.66	84,753.80	1,286,206.13	13,938.36	
670	CHECKING-SOLID WASTE/RECYCLING	27,659.37	32,132.30	32,274.72	27,516.95		
740	CHECKING	152,609.81	7,669.11	71.66	160,207.26		
920	CHECKING - ESCROW BANK ACCOUNT	0.00	0.00	0.00	0.00		
	PENDING DEPOSITS					14,379.23	
	PENDING CREDIT-CARD DEPOSITS					194,399.57	
	DEPOSITS					5,163.33	
Grinnell State Bank TOTALS		11,134,880.80	557,977.58	749,583.70	10,943,274.68	73,735.65	11,017,010.33
9/2023 Transaction cleared on statement was entered in a future period.							15,094.30
2/28/2023 Calculated Statement Balance							11,032,104.63
LUANA SAV. BK MM BK#2							
BANK 001	Luana Savings Bank - M.M. Acco	2,601,914.93	0.00	0.00	2,601,914.93		3,320,956.79
135	Luana Money Market Account	719,041.86	0.00	0.00	719,041.86		
LUANA SAV. BK MM TOTALS		3,320,956.79	0.00	0.00	3,320,956.79	0.00	3,320,956.79
GRINNELL STATE BK- C.D. BK#3							
BANK 001	GRINNELL STATE BK- C.D.	0.00	0.00	0.00	0.00		1,084,567.26
	GRINNELL STATE BANK CD					1,366.85	
	DEPOSITS					1,085,934.11-	
	TRANSFER-OUT						
GRINNELL STATE BK- C.D. TOTALS		0.00	0.00	0.00	0.00	1,084,567.26	1,084,567.26

BANK CASH REPORT
2023

BANK NAME FUND GL NAME	JANUARY CASH BALANCE	FEBRUARY RECEIPTS	FEBRUARY DISBURSMENTS	FEBRUARY CASH BALANCE	OUTSTANDING TRANSACTIONS	FEB BANK BALANCE
GRINNELL STATE BK-MM BK#4 -----						
BANK GRINNELL STATE BK-MM BK#4 001 SUPER MONEY MKT II	1,558,122.13	2,031.96	0.00	1,560,154.09		1,560,154.09
GRINNELL STATE BK-MM TOTALS	1,558,122.13	2,031.96	0.00	1,560,154.09	0.00	1,560,154.09
LUANA SAVINGS BANK CD BK#6 -----						
BANK LUANA SAVINGS BANK CD BK#6 001 LUANA BANK C.D.-1.85%	0.00	0.00	0.00	0.00		
LUANA SAVINGS BANK CD TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OF ALL BANKS	16,013,959.72	560,009.54	749,583.70	15,824,385.56	1,158,302.91	16,982,688.47

BUDGET REPORT
CALENDAR 2/2023, FISCAL 8/2023

PCT OF FISCAL YTD **66.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	GENERAL TOTAL	4,214,434.00	263,466.21	2,721,426.50	64.57	1,493,007.50
	ROAD USE TOTAL	699,950.00	36,933.97	314,928.99	44.99	385,021.01
	LOCAL OPTION SALES TAX TOTAL	940,000.00	.00	.00	.00	940,000.00
	TIF TOTAL	534,409.00	.00	198,649.82	37.17	335,759.18
	L.M.I TOTAL	60,000.00	1,847.30	34,704.77	57.84	25,295.23
	PC COMM. LIB TRUST TOTAL	.00	.00	2,550.00	.00	2,550.00-
	DEBT SERVICE TOTAL	932,930.00	.00	176,359.17	18.90	756,570.83
	CITY FACILITIES TOTAL TOTAL	4,052,000.00	218,630.41	2,075,047.84	51.21	1,976,952.16
	CAPITAL WATER PROJECT TOTAL	100,000.00	8,500.00	41,900.00	41.90	58,100.00
	CAPITAL EQUIPMENT/VEHICLE TOTA	819,750.00	3,629.76	470,905.36	57.44	348,844.64
	FOUR SEASONS PUB IMPROVEM TOTA	.00	.00	3,000.00	.00	3,000.00-
	WATER TOTAL	1,716,828.00	88,261.01	1,018,883.94	59.35	697,944.06
	SEWER TOTAL	2,238,551.00	83,089.04	1,388,458.65	62.02	850,092.35
	SOLID WASTE/RECYCLING TOTAL	401,000.00	32,098.86	261,138.75	65.12	139,861.25
	STORM WATER UTILITY TOTAL	125,000.00	.00	1,300.00	1.04	123,700.00
	TOTAL EXPENSES BY FUND	=====	=====	=====	=====	=====
		16,834,852.00	736,456.56	8,709,253.79	51.73	8,125,598.21
		=====	=====	=====	=====	=====

BUDGET REPORT
CALENDAR 2/2023, FISCAL 8/2023

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	POLICE TOTAL	1,142,326.00	77,452.09	793,127.62	69.43	349,198.38
	CIVIL DEFENSE TOTAL	31,500.00	109.58	4,381.01	13.91	27,118.99
	FIRE TOTAL	873,450.00	71,506.79	585,645.62	67.05	287,804.38
	BUILDING/HOUSING TOTAL	548,500.00	9,578.30	255,662.48	46.61	292,837.52
	DOG CONTROL TOTAL	5,100.00	690.00	3,787.74	74.27	1,312.26
	PUBLIC SAFETY TOTAL	2,600,876.00	159,336.76	1,642,604.47	63.16	958,271.53
	ROAD USE TOTAL	692,318.00	41,952.16	384,048.40	55.47	308,269.60
	STREET LIGHTING TOTAL	60,000.00	5,210.95	40,910.48	68.18	19,089.52
	PUBLIC WORKS TOTAL	752,318.00	47,163.11	424,958.88	56.49	327,359.12
	ENV.HEALTH SERVICES TOTAL	2,000.00	.00	.00	.00	2,000.00
	HEALTH & SOCIAL SERVICES TOTA	2,000.00	.00	.00	.00	2,000.00
	LIBRARY TOTAL	422,760.00	39,304.79	278,533.39	65.88	144,226.61
	PARKS TOTAL	404,645.00	10,200.37	250,636.23	61.94	154,008.77
	COMMUNITY CENTER TOTAL	15,600.00	244.36	5,041.73	32.32	10,558.27
	CULTURE & RECREATION TOTAL	843,005.00	49,749.52	534,211.35	63.37	308,793.65
	TIF/ECON DEV TOTAL	416,009.00	1,847.30	233,354.59	56.09	182,654.41
	COMMUNITY & ECONOMIC DEV TOTA	416,009.00	1,847.30	233,354.59	56.09	182,654.41
	MAYOR COUNCIL TOTAL	97,038.00	8,361.10	73,922.98	76.18	23,115.02
	POLICY ADMINISTRATION TOTAL	156,247.00	8,113.89	91,720.55	58.70	64,526.45
	CITY ATTORNEY TOTAL	60,500.00	3,000.00	45,554.43	75.30	14,945.57
	CITY HALL TOTAL	129,600.00	5,079.47	92,541.25	71.41	37,058.75
	OTHER CITY GOVERNMENT TOTAL	157,800.00	19,596.33	133,391.58	84.53	24,408.42
	GENERAL GOVERNMENT TOTAL	601,185.00	44,150.79	437,130.79	72.71	164,054.21
	DEBT SERVICE TOTAL	932,930.00	.00	176,359.17	18.90	756,570.83
	DEBT SERVICE TOTAL	932,930.00	.00	176,359.17	18.90	756,570.83
	POLICE TOTAL	159,250.00	3,629.76	145,524.67	91.38	13,725.33
	FIRE TOTAL	315,500.00	.00	288,739.89	91.52	26,760.11
	BUILDING/HOUSING TOTAL	.00	.00	3,000.00	.00	3,000.00-
	OTHER PUBLIC WORKS TOTAL	345,000.00	.00	36,640.80	10.62	308,359.20
	CAPITAL IMPROVEMENT TOTAL	4,052,000.00	218,630.41	2,075,047.84	51.21	1,976,952.16

BUDGET REPORT
CALENDAR 2/2023, FISCAL 8/2023

PCT OF FISCAL YTD 66.6%

ACCOUNT NUMBER	ACCOUNT TITLE	TOTAL BUDGET	MTD BALANCE	YTD BALANCE	PERCENT EXPENDED	UNEXPENDED
	WATER UTILITY TOTAL	100,000.00	8,500.00	41,900.00	41.90	58,100.00
	CAPITAL PROJECTS TOTAL	4,971,750.00	230,760.17	2,590,853.20	52.11	2,380,896.80
	WATER UTILITY TOTAL	1,367,950.00	88,261.01	1,018,883.94	74.48	349,066.06
	SEWER UTILITY TOTAL	2,058,551.00	83,089.04	1,388,458.65	67.45	670,092.35
	RECYCLING TOTAL	401,000.00	32,098.86	261,138.75	65.12	139,861.25
	STORM WATER TOTAL	125,000.00	.00	1,300.00	1.04	123,700.00
	ENTERPRISE FUNDS TOTAL	3,952,501.00	203,448.91	2,669,781.34	67.55	1,282,719.66
	TRANSFER TOTAL	1,762,278.00	.00	.00	.00	1,762,278.00
	TRANSFER OUT TOTAL	1,762,278.00	.00	.00	.00	1,762,278.00
	TOTAL EXPENSES	16,834,852.00	736,456.56	8,709,253.79	51.73	8,125,598.21

REVENUE REPORT
CALENDAR 2/2023, FISCAL 8/2023

PCT OF FISCAL YTD **66.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET	MTD BALANCE	YTD BALANCE	PERCENT RECVD	UNCOLLECTED
	GENERAL TOTAL	4,242,778.00	111,518.08	2,322,723.36	54.75	1,920,054.64
	ROAD USE TOTAL	700,000.00	63,379.01	509,540.74	72.79	190,459.26
	LOCAL OPTION SALES TAX TOTAL	940,000.00	100,040.08	778,605.20	82.83	161,394.80
	TIF TOTAL	534,409.00	11,014.47	321,435.25	60.15	212,973.75
	L.M.I TOTAL	118,400.00	.00	33,845.94	28.59	84,554.06
	PC COMM. LIB TRUST TOTAL	.00	.00	215.00	.00	215.00-
	DEBT SERVICE TOTAL	932,930.00	.00	330,668.61	35.44	602,261.39
	CITY FACILITIES TOTAL TOTAL	3,490,000.00	.00	.00	.00	3,490,000.00
	CAPITAL WATER PROJECT TOTAL	470,000.00	.00	370,891.66	78.91	99,108.34
	CAPITAL EQUIPMENT/VEHICLE TOTA	605,750.00	.00	91,276.92	15.07	514,473.08
	FOUR SEASONS PUB IMPROVEM TOTA	.00	.00	17,992.00	.00	17,992.00-
	WATER TOTAL	1,639,100.00	83,681.56	1,204,180.48	73.47	434,919.52
	SEWER TOTAL	1,909,000.00	137,674.24	1,248,589.31	65.41	660,410.69

REVENUE REPORT
CALENDAR 2/2023, FISCAL 8/2023

PCT OF FISCAL YTD **66.6%**

ACCOUNT NUMBER	ACCOUNT TITLE	BUDGET	MTD BALANCE	YTD BALANCE	PERCENT RECD	UNCOLLECTED
	SOLID WASTE/RECYCLING TOTAL	401,000.00	31,956.44	251,646.72	62.75	149,353.28
	STORM WATER UTILITY TOTAL	----- 115,000.00	----- 7,597.45	----- 62,745.23	----- 54.56	----- 52,254.77
	TOTAL REVENUE BY FUND	=====	=====	=====	=====	=====
		16,098,367.00	546,861.33	7,544,356.42	46.86	8,554,010.58
		=====	=====	=====	=====	=====

BALANCE SHEET
CALENDAR 2/2023, FISCAL 8/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1110	CHECKING - GENERAL	153,966.96-	659,801.27-
001-000-1725	ACCUM.DEPR. - LIBRARY BLDG	.00	.00
001-000-1745	ACCUM.DEPR. - PWD EQUIPMENT	.00	.00
001-000-1755	ACCUM.DEPR. - POLICE	.00	.00
001-000-1756	ACCUM.DEPR. - FIRE DEPT.	.00	.00
001-000-1805	ACCUM.DEPR. - SIDEWALKS	.00	.00
001-000-1806	ACCUM.DEPR.- PARKER BLVD	.00	.00
110-000-1110	CHECKING - ROAD USE	26,447.68	513,228.77
111-000-1110	CHECKING - I-JOBS	.00	.00
121-000-1110	CHECKING - LOCAL OPTION	100,040.08	1,902,458.97
125-000-1110	CHECKING - TIF	11,014.47	426,384.19
135-000-1110	CHECKING - L.M.I.	1,847.30-	450,815.08
167-000-1110	CHECKING - PC COMM. LIB TRUST	.00	11,789.34
177-000-1110	CHECKING - FORFEITURE	.00	1,685.81
200-000-1110	CHECKING - DEBT SERVICE	.00	144,120.51
301-000-1110	CHECKING - CAPITAL PROJECT	218,630.41-	4,536,480.64
302-000-1110	CHECKING - CAPITAL WATER PROJ	8,500.00-	570,067.60
303-000-1110	CHECKING - CAP EQUIP/VEHICLE	3,629.76-	199,871.46-
304-000-1110	CHECKING	.00	32,992.00
305-000-1110	CHECKING	.00	.00
306-000-1110	CHECKING	.00	.00
307-000-1110	CHECKING	.00	.00
600-000-1110	CHECKING - WATER UTILITY	4,576.81-	1,738,994.16
600-000-1805	ACCUM. DEPR. - WATER	.00	.00
610-000-1110	CHECKING - SEWER UTILITY	54,587.86	1,286,206.13
610-000-1805	ACCUM. DEPR. - SEWER	.00	.00
670-000-1110	CHECKING-SOLID WASTE/RECYCLING	142.42-	27,516.95
740-000-1110	CHECKING	7,597.45	160,207.26
920-000-1110	CHECKING - ESCROW BANK ACCOUNT	.00	.00
	CHECKING TOTAL	----- 191,606.12-	----- 10,943,274.68
600-000-1111	WAT.SINKING/CKG	.00	.00
610-000-1111	SEWER SINKING FUND	.00	.00
	WATER SINKING TOTAL	----- .00	----- .00
600-000-1112	WATER TRUST CHECKING	.00	.00
610-000-1112	SEW.IMPR.CHECKING	.00	.00
	CHECKING TOTAL	----- .00	----- .00
600-000-1113	WAT.IMPR/CHECKING	.00	.00
610-000-1113	79 SANITARY SEWER DISTRICT	.00	.00
	CHECKING TOTAL	----- .00	----- .00

BALANCE SHEET
CALENDAR 2/2023, FISCAL 8/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
600-000-1115	Water Holding Account	.00	.00
	TOTAL	----- .00	----- .00
001-000-1120	LIBR.PETTY CASH	.00	35.00
600-000-1120	WATER PETTY CASH	.00	.00
	PETTY CASH TOTAL	----- .00	----- 35.00
001-000-1121	GENERAL PETTY CASH	.00	100.00
	PETTY CASH TOTAL	----- .00	----- 100.00
001-000-1122	PETTY CASH-POLICE	.00	300.00
	PETTY CASH-POLICE TOTAL	----- .00	----- 300.00
001-000-1150	GENERAL RESERVE IPAIT A/C	.00	1.00
125-000-1150	TIF RESERVE IPAIT A/C	.00	.00
135-000-1150	LMI - IPAIT Account	.00	1.00
200-000-1150	DEBT/TIF/CHECKING	.00	.00
301-000-1150	TIF SPECIAL REVENUES	.00	.00
600-000-1150	WATER FUND IPAIT A/C	.00	1.00
610-000-1150	SEWER FUND IPAIT A/C	.00	1.00
	CHECKING TOTAL	----- .00	----- 4.00
001-000-1151	GENERAL INVESTMENT	.00	.00
600-000-1151	WATER RESERVE INVESTMENT	.00	.00
610-000-1151	Sewer Fund CD	.00	.00
	SAVINGS TOTAL	----- .00	----- .00
600-000-1152	WATER TRUST INVESTMT.	.00	.00
	WATER TRUST INVESTMENT TOTAL	----- .00	----- .00
001-000-1160	SUPER MONEY MKT II	2,031.96	1,560,154.09
110-000-1160	SAVINGS	.00	.00
125-000-1160	SAVINGS	.00	.00
	SUPER MONEY MKT II TOTAL	----- 2,031.96	----- 1,560,154.09

BALANCE SHEET
CALENDAR 2/2023, FISCAL 8/2023

ACCOUNT NUMBER	ACCOUNT TITLE	MTD BALANCE	YTD BALANCE
001-000-1161	GRINNELL STATE BANK CD	.00	.00
610-000-1161	Polk County Bank CD	.00	.00
	GRINNELL STATE BANK CD TOTAL	.00	.00
001-000-1162	LUANA BANK C.D.,-1.85%	.00	.00
	TOTAL	.00	.00
001-000-1163	Luana Savings Bank - M.M. Acco	.00	2,601,914.93
135-000-1163	Luana Money Market Account	.00	719,041.86
600-000-1163	Luana Momey Market Account	.00	.00
610-000-1163	Luana Money Market Account	.00	.00
	LUANA MONEY MARKET TOTAL	.00	3,320,956.79
600-000-1220	ACCOUNTS RECEIVABLE	.00	.00
610-000-1220	ACCOUNTS RECEIVABLE	.00	.00
	TOTAL	.00	.00
	TOTAL CASH	189,574.16-	15,824,824.56

MEETING MINUTES
The City of Polk City
Planning and Zoning Commission
6:00 p.m., Monday, March 20, 2023

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on March 20, 2023, in City Hall Council Chambers.

The agenda was posted at the City Hall office as required by law.

These tentative minutes reflect all action taken at the meeting.

1. **Call to Order** | Triplett called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Vogel, Triplett, Ohlfest, Pringnitz (via Zoom), Sires (via Zoom)| In attendance
3. **Approval of Agenda**
MOTION: A motion was made by Hankins and seconded by Ohlfest to approve the agenda.
MOTION CARRIED UNANIMOUSLY
4. **Public Comments** | None
5. **Approval of Meeting Minutes**
MOTION: A motion was made by Hankins and seconded by Bowersox to approve P&Z Commission Meeting Minutes for February 20, 2023.
MOTION CARRIED UNANIMOUSLY
6. **MOTION:** A motion was made by Hankins and seconded by Vogel to recommend Council approve the Preliminary Plat for Lakeside Commercial Plat 1 subject to Engineering and Staff comments dated March 16, 2023.
MOTION CARRIED UNANIMOUSLY
7. **MOTION:** A motion was made by Hankins and seconded by Bowersox to recommend Council approve the Preliminary Plat/Stie Plan for Leonard Senior Living Plat 1 subject to Engineering and Staff comments dated March 16, 2023
MOTION CARRIED UNANIMOUSLY
8. **Reports & Particulars**
 - Council Member Sarchet gave an update on the budget Council has been reviewing and he confirmed that council approved the City Hall/Community Room rezoning and Site Plan
9. **Adjournment**
MOTION: A motion was made by Bowersox and seconded by Ohlfest to adjourn at 6:23 p.m.
MOTION CARRIED UNANIMOUSLY
Next Meeting Date – Monday April 17, 2023

Attest:

Jenny Coffin - City Clerk

RESOLUTION NO. 2023-39

**A RESOLUTION SETTING A PUBLIC HEARING FOR THE
PROPOSED FISCAL YEAR 23/24 BUDGET**

WHEREAS, the State of Iowa law requires the City Council to set a time and place for a public hearing and publish a summary of the proposed annual budget; and

WHEREAS, the notice of public hearing is required to be published no less than 10 but not more than 20 days prior to the date of the hearing.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa, hereby orders a public hearing and notice thereof to be held on April 10, 2023 at 6:00 p.m. on the proposed FY 23/24 Budget.

PASSED AND APPROVED the 27th day March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2023 - June 30, 2024

City of: **POLK CITY**

The City Council will conduct a public hearing on the proposed Budget at: **City Hall | Council Chambers | Polk City, IA Meeting Date: 4/10/2023 Meeting Time: 06:00 PM**

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property	11.00000
The estimated tax levy rate per \$1000 valuation on Agricultural land is	3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(515) 984-6233

City Clerk/Finance Officer's NAME
Jenny Coffin

		Budget FY 2024	Re-estimated FY 2023	Actual FY 2022
Revenues & Other Financing Sources				
Taxes Levied on Property	1	3,631,949	3,455,613	3,042,446
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	3,631,949	3,455,613	3,042,446
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	887,632	584,409	760,076
Other City Taxes	6	1,047,568	1,010,000	1,229,117
Licenses & Permits	7	407,300	457,500	442,837
Use of Money and Property	8	323,300	166,550	180,050
Intergovernmental	9	772,590	3,783,000	8,098,096
Charges for Fees & Service	10	4,720,800	4,466,400	4,600,668
Special Assessments	11	7,500	0	806
Miscellaneous	12	108,217	201,867	92,916
Other Financing Sources	13	8,360,000	210,750	976,061
Transfers In	14	1,608,087	1,762,278	785,493
Total Revenues and Other Sources	15	21,874,943	16,098,367	20,208,566
Expenditures & Other Financing Uses				
Public Safety	16	2,830,350	2,600,876	2,321,837
Public Works	17	802,650	752,318	683,498
Health and Social Services	18	2,000	2,000	2,002
Culture and Recreation	19	892,550	843,005	711,553
Community and Economic Development	20	602,241	416,009	795,609
General Government	21	620,550	601,185	565,782
Debt Service	22	1,160,070	932,930	1,555,446
Capital Projects	23	17,046,600	4,971,750	1,463,703
Total Government Activities Expenditures	24	23,957,011	11,120,073	8,099,430
Business Type / Enterprises	25	3,917,443	3,952,501	3,153,557
Total ALL Expenditures	26	27,874,454	15,072,574	11,252,987
Transfers Out	27	1,608,087	1,762,278	785,493
Total ALL Expenditures/Transfers Out	28	29,482,541	16,834,852	12,038,480
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-7,607,598	-736,485	8,170,086
Beginning Fund Balance July 1	30	16,263,966	17,000,451	8,830,365
Ending Fund Balance June 30	31	8,656,368	16,263,966	17,000,451



City of Polk City, Iowa City Council Agenda Communication

Date: March 27, 2023 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager
Subject: WRA Senior Bond Certificates

BACKGROUND: On Monday evening, the City Council will review a resolution to approve Waste Reclamation Authority (WRA) Senior Bond certificates in the amount of \$94,250,000. This request allows the WRA for additional bonding authority via the certificates. The additional bonding will help fund projects prioritized by the WRA in the current year, 2023. The certificates must be approved by each participating community of the WRA, as required by the 2004 Master Agreement.

As part of the certificate approval, the City Council is consenting to the approval of the issuance and is agreeing that Polk City will establish rates sufficient with the 110% requirement for repayment of the outstanding bonds for FY2024. Our rates are in accordance with those requirements.

The WRA has retained PFM for their financial modeling, and as a benefit to each participating community, PFM has provided assistance to each community to calculate the allocation for the additional debt. Polk City's allocation for the new 30-year debt is \$609,798; annual payment \$37,235.

ALTERNATIVES: Do not approve

FINANCIAL CONSIDERATIONS: There are some financial considerations with the approval of Polk City's allocation. The total impact to Polk City over a 30-year period is \$609,798.

RECOMMENDATION: It is my recommendation that the Council approve the additional certificates.

RESOLUTION NO. 2023-40

**RESOLUTION APPROVING SENIOR BOND ISSUANCE CERTIFICATE OF DES
MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY
PARTICIPATING COMMUNITY**

WHEREAS, the City of Polk City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) and is in compliance with the provisions of the WRA Agreement; and

WHEREAS, the WRA has identified projects that are anticipated to be issued in calendar years 2023, and 2024; and

WHEREAS, the WRA requires the assistance of participating communities to approve the attached Senior Bond Issuance Certificate for the anticipated additional senior bonds of the WRA in the amount of \$94,250,000.

NOW THEREFORE BE IT RESOLVED by the City Council of Polk City, Iowa that it hereby approves the attached Senior Bond Issuance Certificate of WRA Participating Community for the anticipated additional senior bonds of the WRA in the amount of \$83,600,000.00 and authorizes the City Clerk to execute and return the Certificate to the Des Moines Metropolitan Wastewater Reclamation Authority.

PASSED AND APPROVED this 27 day of March 2023.

Steve Karsjen, Mayor

Attest:

Jenny Coffin, City Clerk



March 8, 2023

Memorandum

To: Chelsea Huisman, City of Polk City

From: Matthew Stoffel, PFM Financial Advisors LLC (“PFM”)

CC: Scott Hutchins and Roxane Vaughan, Operating Contractor
Eric Boehlert, Ahlers & Cooney P.C. (WRA Bond Counsel)

Re: Senior Bond Issuance Certificates – 2023 Certificates



801 Grand
Suite 3300
Des Moines, IA 50309
515.243.2600

pfm.com

Background

The Senior Bond Issuance Certificates of WRA Participating Community (“Certificates”) are required as part of the Second Amended and Restated 28E Agreement (“Agreement” or “28E”). The Certificates are the mechanism that gives the WRA the authority to issue debt on behalf of the Participating Communities.

The WRA is requesting additional borrowing authority of \$94,250,000 for upcoming capital projects.

Projects & Assumptions

The table below outlines the projects and assumptions included in the 2023 Certificates.

Project	Amount	Term	Interest Rate¹⁾	Calendar Year
WRF Phosphorus Recovery ²⁾	\$42,100,000	20 year	4.00%	2023
WRA Sewer Lining – Loan #3	10,000,000	20 year	3.00%	2023
WRA Southern Tier Improvements	8,000,000	20 year	3.00%	2023
Bid Contingency ³⁾	10,000,000	20 year	4.00%	2023
Ingersoll Run CSO	10,000,000	30 year	4.00%	2024
Effluent Pumping – Loan #1 ⁴⁾	13,150,000	8 year	3.00%	2024
Planning & Design – Building 05 ²⁾	500,000	3 year	0.00%	TBD
Planning & Design – Disinfection ²⁾	500,000	3 year	0.00%	TBD
Total	\$94,250,000			

1) Assumed interested rates are based on current SRF Loans plus 1.00%. Iowa Finance Authority has indicated in the most recent Intended Use Plan that they are monitoring interest rates and could adjust rates in the future. 20 Year Taxable loans and 30 year Tax-exempt loans assumed at 4.00% and 20 year tax-exempt loans assumed at 3.00%.

2) WRF Phosphorus Recovery and all Planning and Design loans are expected to be issued as taxable debt and will not impact Participating Communities bank qualification considerations.

3) Bid contingency has been included at 12.5% of the projects in the event bids continuing to come in over the engineers estimate. The principal amount may go toward taxable or tax exempt loans. The bank qualification impact will be subject to which loans this contingency supports.

4) Effluent Pumping – Loan #1 has been structured based off the expected sales tax receipts restricted for capital projects in the Flood Mitigation Application.



Participating Community Impact

The table below outlines the City of Polk City's current allocations for the projects.

Project	WRA Amount	Polk City Flow %	Polk City Allocation	Est. Annual Debt Service	BQ Impact
WRF Phosphorus Recovery	\$42,100,000	0.647%	\$272,387	\$20,955	No
WRA Sewer Lining – Loan #3	10,000,000	0.647%	64,700	4,345	Yes
WRA Southern Tier Improvements	8,000,000	0.647%	51,760	3,470	Yes
Bid Contingency	10,000,000	0.647%	64,700	4,745	TBD
Ingersoll Run CSO	10,000,000	0.647%	67,700	3,720	Yes
Effluent Pumping – Loan #1	13,150,000	0.647%	85,081	0	Yes
Planning & Design – Building 05	500,000	0.647%	3,235	0	No
Planning & Design – Disinfection	500,000	0.647%	3,235	0	No
Total	\$94,250,000		\$609,798	\$37,235	

WRA reallocates all costs annually according to the terms in the 28E based on the change to the three-year average flows. Flow year is October 1st to September 30th. Community allocations are subject to change based on the terms of the Agreement.

Supporting Documents

1. Senior Bond Issuance Certificate of WRA Participating Community.
2. City of Polk City WRA Debt Service Allocations – 2023 Certificates. This document includes the City of Polk City's debt service allocation of all existing, previously certified but not yet issued, and proposed WRA loans.
3. WRA Cash Contribution Process. This document provides the steps a community can take to pay cash in lieu of the WRA issuing debt on their behalf. The Senior Bond Certificates still need to be complete by each Participating Community regardless of a Participating Community's election to fund their portion of a project with cash.

Next Steps

1. Confirm rates and charges or appropriated funds are sufficient to produce at least 110% of the amount necessary to pay principal and interest on all Outstanding Bonds and all outstanding Local Obligations during fiscal year 2024. Confirm other bond covenants are compliant with respect to Local Obligations.
2. Approve by resolution of your governing body the Senior Bond Issuance Certificate of WRA Participating Community.
3. Return supporting documentation to WRA staff.

Please return electronic copies of documents to Roxane Vaughan by April 30, 2023.

Questions can be directed to Roxane Vaughan and/or Matthew Stoffel

Roxane Vaughan 515-323-8008 rjvaughan@dmgov.org
Matthew Stoffel 515-724-5737 stoffelm@pfm.com

**DISCLOSURE OF CONFLICTS OF INTEREST AND OTHER
IMPORTANT MUNICIPAL ADVISORY INFORMATION
PFM Financial Advisors LLC**

I. Introduction

PFM Financial Advisors LLC and PFM Swap Advisors LLC (hereinafter, referred to as “We,” “Us,” or “Our”) are registered municipal advisors with the Securities and Exchange Commission (the “SEC”) and the Municipal Securities Rulemaking Board (the “MSRB”), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. In accordance with MSRB rules, this disclosure statement is provided by Us to each client prior to the execution of its advisory agreement with written disclosures of all material conflicts of interests and legal or disciplinary events that are required to be disclosed with respect to providing financial advisory services pursuant to MSRB Rule G-42(b) and (c) (ii). We employ a number of resources to identify and subsequently manage actual or potential conflicts of interest in addition to disclosing actual and potential conflicts of interest provided herein.

How We Identify and Manage Conflicts of Interest

Code of Ethics. The Code requires that all employees conduct all aspects of Our business with the highest standards of integrity, honesty and fair dealing. All employees are required to avoid even the appearance of misconduct or impropriety and avoid actual or apparent conflicts of interest between personal and professional relationships that would or could interfere with an employee’s independent exercise of judgment in performing the obligations and responsibilities owed to a municipal advisor and Our clients.

Policies and Procedures. We have adopted policies and procedures that include specific rules and standards for conduct. Some of these policies and procedures provide guidance and reporting requirements about matters that allows Us to monitor behavior that might give rise to a conflict of interest. These include policies concerning the making of gifts and charitable contributions, entertaining clients, and engaging in outside activities, all of which may involve relationships with clients and others that are important to Our analysis of potential conflicts of interest.

Supervisory Structure. We have both a compliance and supervisory structure in place that enables Us to identify and monitor employees’ activities, both on a transaction and Firm-wide basis, to ensure compliance with appropriate standards. Prior to undertaking any engagement with a new client or an additional engagement with an existing client, appropriate municipal advisory personnel will review the possible intersection of the client’s interests, the proposed engagement, Our engagement personnel, experience and existing obligations to other clients and related parties. This review, together with employing the resources described above, allows Us to evaluate any situations that may be an actual or potential conflict of interest.

Disclosures. We will disclose to clients those situations that We believe would create a material conflict of interest, such as: 1) any advice, service or product that any affiliate may provide to a client that is directly related to the municipal advisory work We perform for such client; 2) any payment made to obtain or retain a municipal advisory engagement with a client; 3) any fee-splitting arrangement with any provider of an investment or services to a client; 4) any conflict that may arise from the type of compensation arrangement We may have with a client; and 5) any other actual or potential situation that We are or become aware of that might constitute a material conflict of interest that could reasonably expect to impair Our ability to provide advice to or on behalf of clients consistent with regulatory requirements. If We identify such situations or circumstances, We will prepare meaningful disclosure that will describe the implications of the situation and how We intend to manage the situation. We will also disclose any legal or disciplinary events that are material to a client’s evaluation or the integrity of Our management or advisory personnel. We will provide this disclosure (or a means to access this information) in writing prior to starting Our proposed engagement, and will provide such additional information or clarification as the client may request. We will also advise Our clients in writing of any subsequent material conflict of interest that may arise, as well as the related implications, Our plan to manage that situation, and any additional information such client may require.

II. General Conflict of Interest Disclosures

Disclosure of Conflicts Concerning the Firm’s Affiliates

Our affiliates offer a wide variety of financial services, and Our clients may be interested in pursuing services separately provided by an affiliate. The affiliate’s business with the client could create an incentive for Us to recommend a course of action designed to increase the level of the client’s business activities with the affiliate or to recommend against a course of

action that would reduce the client's business activities with the affiliate. In either instance, We may be perceived as recommending services for a client that are not in the best interests of Our clients, but rather are in Our interests or the interests of Our affiliates. Accordingly, We mitigate any perceived conflict of interest that may arise in this situation by disclosing it to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. Further, We receive no compensation from Our affiliates with respect to a client introduction or referral. If a client chooses to work with an affiliate, We require that the client consult and enter into a separate agreement for services, so that the client can make an independent, informed, evaluation of the services offered.

Disclosure of Conflicts Related to the Firm's Compensation

From time to time, We may be compensated by a municipal advisory fee that is or will be set forth in an agreement with the client to be, or that has been, negotiated and entered into in connection with a municipal advisory service. Payment of such fee may be contingent on the closing of the transaction and the amount of the fee may be based, in whole or in part, on a percentage of the principal or par amount of municipal securities or municipal financial product. While this form of compensation is customary in the municipal securities market, it may be deemed to present a conflict of interest since We may appear to have an incentive to recommend to the client a transaction that is larger in size than is necessary. Further, We may also receive compensation in the form of a fixed fee arrangement. While this form of compensation is customary, it may also present a potential conflict of interest, if the transaction requires more work than contemplated and We are perceived as recommending a less time consuming alternative contrary to the client's best interest so as not to sustain a loss. Finally, We may contract with clients on an hourly fee basis. If We do not agree on a maximum amount of hours at the outset of the engagement, this arrangement may pose a conflict of interest as We would not have a financial incentive to recommend an alternative that would result in fewer hours. We manage and mitigate all of these types of conflicts by disclosing the fee structure to the client, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure of Conflicts Related to the Firm's Compensation Structure for Our Registered Advisors. Pursuant to various employee compensation structures, from time to time We offer certain of Our registered municipal advisors ("Registered Advisors") financial benefits based on his or her business plan, client base, performance, and/or transactions closed. This provides an incentive for such Registered Advisors to seek to retain additional clients and/or transactions or services from clients. While this form of compensation may be customary in some segments of the municipal advisory market, provision of such financial benefits may be deemed to present a conflict of interest. We manage and mitigate these types of conflicts by Registered Advisor's adherence to Our Code of Ethics and Policies and Procedures, and by requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances.

Disclosure Concerning Provision of Services to State and Local Government, and Non-Profit Clients

We regularly provide financial advisory services to state and local governments, their agencies, and instrumentalities, and non-profit clients. While Our clients have expressed that this experience in providing services to a wide variety of clients generally provides great benefit for all of Our clients, there may be or may have been clients with interests that are different from (and adverse to) other clients. If for some reason any client sees Our engagement with any other particular client as a conflict, We will mitigate this conflict by engaging in a broad range of conduct, if and as applicable. Such conduct may include one or any combination of the following: 1) disclosing the conflict to the client; 2) requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, including the client's needs, objectives and financial circumstances; 3) implementing procedures that establishes an "Informational Bubble" that creates physical, technological and procedural barriers and/or separations to ensure that non-public information is isolated to particular area such that certain governmental transaction team members and supporting functions operate separately during the course of work performed; and 4) in the rare event that a conflict cannot be resolved, We will withdraw from the engagement.

Disclosure Related to Legal and Disciplinary Events

As registered municipal advisors with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2, Our legal, disciplinary and judicial events are required to be disclosed on Our forms MA and MA-I filed with the SEC, in 'Item 9 Disclosure Information' of form MA, 'Item 6 Disclosure Information' of form MA-I, and if applicable, the corresponding disclosure reporting page(s) ("DRP"). To review the foregoing disclosure items and material change(s) or amendment(s), if any, clients may electronically

access PFM Financial Advisors LLC filed forms MA and MA-I on the SEC's Electronic Data Gathering, Analysis, and Retrieval system, listed by date of filing starting with the most recently filed, at:

PFM Financial Advisors LLC –

<http://www.sec.gov/cgi-bin/browse-edgar?company=PFM+Financial&owner=exclude&action=getcompany>

III. Specific Conflicts of Interest Disclosures – City of Polk City, Iowa

To Our knowledge, following reasonable inquiry, We make the additional disclosure(s) of actual or potential conflicts of interest cited below in connection with the municipal advisory services currently being contemplated for client.

We currently serve as a municipal advisor to certain overlapping and surrounding entities including Adel, Altoona, Ankeny, Bondurant, Carlisle, Clive, Cumming, Des Moines, Elkhart, Grimes, Johnston, Norwalk, Pleasant Hill, Van Meter, Waukee and West Des Moines; Ankeny Community School District, Des Moines Metropolitan Wastewater Reclamation Authority, Des Moines Airport Authority, Metro Waste Authority, Urbandale Sanitary Sewer District, Urbandale Water Utility, West Des Moines Water Works, and State of Iowa. We do not anticipate this to create a conflict of interest nor to impede Our ability to fulfill Our fiduciary duty to the City of Polk City, Iowa.

From time to time We may represent a Municipal Entity client and an Obligated Person on the same side of a transaction. This situation may present a potential conflict of interest if Our fiduciary duty to the Municipal Entity and duty of care owed to the Obligated Person represent competing interests. Accordingly, We mitigate this conflict of interest by disclosing it to clients, requiring separately negotiated agreements between Us and each client, and requiring that there be a review of the municipal securities transaction or municipal financial product to ensure that it is suitable for the client in light of various factors, after reasonable inquiry, including the client's needs, objectives and financial circumstances. We currently serve as municipal advisor to the Iowa Finance Authority who is the lender on all State Revolving Fund loans. We do not anticipate this to create a conflict of interest nor to impede Our ability to fulfill Our fiduciary duty to the City of Polk City, Iowa.

IV. Municipal Advisory Complaint and Client Education Disclosure

The MSRB protects state and local governments and other municipal entities and the public interest by promoting fair and efficient municipal securities markets. To that end, MSRB rules are designed to govern the professional conduct of brokers, dealers, municipal securities dealers and municipal advisors. Accordingly, if you as municipal advisory customer have a complaint about any of these financial professionals, please contact the MSRB's website at www.msrb.org, and consult the MSRB's Municipal Advisory Client brochure. The MSRB's Municipal Advisory Client brochure describes the protections available to municipal advisory clients under MSRB rules, and describes the process for filing a complaint with the appropriate regulatory authority.

PFM's Financial Advisory services are provided by PFM Financial Advisors LLC. PFM's Swap Advisory services are provided by PFM Swap Advisors LLC. Both entities are registered municipal advisors with the MSRB and SEC under the Dodd Frank Act of 2010.

**SENIOR BOND ISSUANCE CERTIFICATE
OF WRA PARTICIPATING COMMUNITY**

Name of Participating Community: City of Polk City, Iowa

Anticipated Amount of Additional Senior Bonds: \$ 94,250,000

Estimated Date of Issuance: \$70,100,000 after May 1st in calendar 2023;
Remaining amounts will be issued after January 1, 2024

This Senior Bond Issuance Certificate is being executed by the undersigned financial officer of the Participating Community indicated above (the "Participating Community") pursuant to Section 8.3 of Resolution No. 04-070 approved on October 28, 2004 (the "Master Resolution") by the Board of the Des Moines Metropolitan Wastewater Reclamation Authority ("WRA"), and supplementing Section 2 of Article XIII of the Second Amended and Restated Agreement for the WRA, filed with the Secretary of State on June 11, 2014 (the WRA Agreement). All capitalized terms used in this Certificate which are not otherwise defined herein shall have the meanings given to them in the Master Resolution.

Attached hereto are the following:

- WRA Certificate Memo & Instructions,
- City of Polk City WRA Debt Service Allocation, 2023 Certificates: PFM's proposed allocation of Debt Service to the Participating Community for the Additional Senior Bonds (subject to change based on actual timing of issuance by WRA), receipt of which is acknowledged by execution of this Certificate.
- WRA Cash Contribution Process

The Participating Community hereby consents to and certifies, in connection with the anticipated issuance of the above-referenced Senior Bonds, that it is currently in compliance with the provisions of the WRA Agreement requiring the establishment of rates and charges or appropriation of other funds sufficient in amount as will produce at least 110% of the amount necessary to pay the Participating Community's share of the principal and interest coming due on all Outstanding Bonds and all outstanding Local Obligations during the fiscal year 2024, and acknowledges it has factored its estimated allocations from future WRA issuances of Additional Senior Bonds into rate and coverage planning to ensure maintenance of said coverage in future fiscal years.

Attach to this Certificate for return the following:

1. A copy of the resolution passed by your governing body approving the Senior Bond Issuance Certificate of WRA Participating Community,
2. Schedule of principal and interest requirements of all outstanding Local Obligations of the Participating Community,
3. Details of other funds appropriated to meet the coverage requirements.

Approved by the Governing Body of the Participating Community on the ___ day of _____, 2023.

Dated this ___ day of _____ 2023.

By: _____

Print Name: _____

Title: _____

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

1 2 3 4 5 6 7 8 9

Payment Date	SRF 2008A (\$16.52M) SWD			SRF 2008B (\$6.575M) EXP			SRF 2008D (\$2.65M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	866	-	-	547	-	-	211	-
06/01/23	4,548	5,662	6,527	2,869	3,572	4,119	1,178	1,449	1,660
12/01/23	-	843	-	-	520	-	-	200	-
06/01/24	4,776	5,860	6,703	2,939	3,607	4,127	1,201	1,457	1,657
12/01/24	-	801	-	-	494	-	-	189	-
06/01/25	4,927	5,957	6,759	3,036	3,671	4,165	1,242	1,485	1,674
12/01/25	-	758	-	-	467	-	-	178	-
06/01/26	5,070	6,045	6,803	3,119	3,720	4,187	1,283	1,513	1,691
12/01/26	-	714	-	-	440	-	-	167	-
06/01/27	5,221	6,139	6,853	3,215	3,781	4,221	1,325	1,540	1,707
12/01/27	-	668	-	-	412	-	-	155	-
06/01/28	5,382	6,241	6,909	3,312	3,842	4,253	1,366	1,566	1,721
12/01/28	-	621	-	-	383	-	-	143	-
06/01/29	5,542	6,341	6,962	3,409	3,901	4,284	1,421	1,606	1,749
12/01/29	-	573	-	-	353	-	-	131	-
06/01/30	5,702	6,439	7,011	3,519	3,973	4,326	1,463	1,631	1,762
12/01/30	-	523	-	-	322	-	-	118	-
06/01/31	5,881	6,553	7,075	3,629	4,044	4,366	1,504	1,656	1,774
12/01/31	-	471	-	-	291	-	-	105	-
06/01/32	6,059	6,665	7,136	3,726	4,100	4,390	1,559	1,694	1,800
12/01/32	-	418	-	-	258	-	-	91	-
06/01/33	6,237	6,775	7,193	3,850	4,182	4,440	1,601	1,718	1,810
12/01/33	-	364	-	-	224	-	-	77	-
06/01/34	6,424	6,892	7,255	3,961	4,249	4,473	1,656	1,756	1,833
12/01/34	-	307	-	-	190	-	-	63	-
06/01/35	6,620	7,015	7,323	4,085	4,329	4,518	1,711	1,792	1,855
12/01/35	-	249	-	-	154	-	-	48	-
06/01/36	6,816	7,137	7,386	4,195	4,393	4,547	1,766	1,828	1,876
12/01/36	-	190	-	-	117	-	-	32	-
06/01/37	7,021	7,265	7,455	4,333	4,484	4,601	1,822	1,863	1,896
12/01/37	-	128	-	-	79	-	-	17	-
06/01/38	7,226	7,391	7,520	4,457	4,559	4,638	1,891	1,912	1,928
12/01/38	-	65	-	-	40	-	-	-	-
06/01/39	7,449	7,533	7,598	4,595	4,647	4,687	-	-	-
12/01/39	-	-	-	-	-	-	-	-	-
06/01/40	-	-	-	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 100,901	\$ 119,601	\$ 120,467	\$ 62,250	\$ 73,796	\$ 74,343	\$ 23,990	\$ 28,182	\$ 28,393

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

10 11 12 13 14 15 16 17 18

Payment Date	SRF 2009B (\$8.4M) EXP			SRF 2009C (\$9.2M) EXP			SRF 2010A (\$8.5M) SWD		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	707	-	-	774	-	-	470	-
06/01/23	3,631	4,540	5,247	3,978	4,973	5,747	2,244	2,848	3,318
12/01/23	-	672	-	-	736	-	-	460	-
06/01/24	3,740	4,604	5,276	4,099	5,045	5,781	2,361	2,952	3,412
12/01/24	-	639	-	-	700	-	-	439	-
06/01/25	3,850	4,672	5,312	4,223	5,123	5,823	2,441	3,006	3,445
12/01/25	-	606	-	-	663	-	-	418	-
06/01/26	3,988	4,767	5,373	4,361	5,213	5,877	2,522	3,059	3,476
12/01/26	-	571	-	-	625	-	-	396	-
06/01/27	4,112	4,846	5,417	4,499	5,302	5,927	2,602	3,110	3,506
12/01/27	-	535	-	-	586	-	-	373	-
06/01/28	4,250	4,938	5,473	4,651	5,404	5,989	2,691	3,170	3,543
12/01/28	-	498	-	-	545	-	-	349	-
06/01/29	4,388	5,028	5,526	4,802	5,503	6,048	2,771	3,220	3,570
12/01/29	-	459	-	-	503	-	-	325	-
06/01/30	4,526	5,117	5,576	4,954	5,601	6,104	2,860	3,278	3,603
12/01/30	-	420	-	-	460	-	-	300	-
06/01/31	4,678	5,218	5,637	5,120	5,711	6,170	2,958	3,344	3,644
12/01/31	-	379	-	-	415	-	-	274	-
06/01/32	4,830	5,317	5,696	5,285	5,819	6,233	3,056	3,409	3,683
12/01/32	-	336	-	-	369	-	-	247	-
06/01/33	4,982	5,414	5,751	5,451	5,925	6,293	3,154	3,472	3,720
12/01/33	-	293	-	-	321	-	-	220	-
06/01/34	5,147	5,524	5,817	5,630	6,043	6,364	3,252	3,535	3,755
12/01/34	-	248	-	-	272	-	-	191	-
06/01/35	5,313	5,632	5,879	5,824	6,173	6,444	3,359	3,605	3,797
12/01/35	-	201	-	-	221	-	-	162	-
06/01/36	5,479	5,737	5,939	6,003	6,287	6,507	3,466	3,674	3,836
12/01/36	-	153	-	-	168	-	-	132	-
06/01/37	5,658	5,855	6,009	6,196	6,412	6,580	3,582	3,751	3,883
12/01/37	-	104	-	-	114	-	-	100	-
06/01/38	5,837	5,971	6,075	6,403	6,550	6,663	3,698	3,827	3,927
12/01/38	-	53	-	-	58	-	-	68	-
06/01/39	6,031	6,098	6,151	6,610	6,685	6,742	3,822	3,910	3,978
12/01/39	-	-	-	-	-	-	-	35	-
06/01/40	-	-	-	-	-	-	3,947	3,992	4,026
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 80,442	\$ 95,445	\$ 96,152	\$ 88,089	\$ 104,520	\$ 105,294	\$ 54,786	\$ 65,651	\$ 66,121

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

19 20 21 22 23 24 25 26 27

Payment Date	SRF 2010B (\$7.0M) EXP			SRF 2010-C1 (\$2.0M) CORE			SRF 2010-C2 (\$21.5M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	615	-	-	107	-	-	648	-
06/01/23	2,938	3,728	4,343	6	144	251	6,388	7,222	7,870
12/01/23	-	586	-	-	113	-	-	622	-
06/01/24	3,008	3,762	4,348	6	151	264	6,929	7,729	8,352
12/01/24	-	560	-	-	113	-	-	562	-
06/01/25	3,119	3,839	4,399	6	151	264	7,156	7,878	8,440
12/01/25	-	533	-	-	112	-	-	499	-
06/01/26	3,215	3,900	4,433	6	151	264	7,389	8,030	8,529
12/01/26	-	504	-	-	112	-	-	434	-
06/01/27	3,312	3,961	4,465	6	151	263	7,628	8,187	8,621
12/01/27	-	476	-	-	112	-	-	368	-
06/01/28	3,422	4,034	4,509	6	151	263	7,874	8,347	8,714
12/01/28	-	446	-	-	112	-	-	299	-
06/01/29	3,533	4,106	4,551	6	151	263	8,133	8,517	8,816
12/01/29	-	415	-	-	112	-	-	228	-
06/01/30	3,657	4,190	4,605	6	151	263	8,392	8,684	8,912
12/01/30	-	383	-	-	112	-	-	154	-
06/01/31	3,767	4,259	4,642	2,704	2,849	2,961	8,670	8,868	9,022
12/01/31	-	350	-	-	89	-	-	78	-
06/01/32	3,892	4,341	4,691	10,119	10,233	10,321	8,948	9,049	9,127
12/01/32	-	316	-	-	-	-	-	-	-
06/01/33	4,016	4,422	4,737	-	-	-	-	-	-
12/01/33	-	281	-	-	-	-	-	-	-
06/01/34	4,154	4,514	4,795	-	-	-	-	-	-
12/01/34	-	244	-	-	-	-	-	-	-
06/01/35	4,292	4,606	4,850	-	-	-	-	-	-
12/01/35	-	207	-	-	-	-	-	-	-
06/01/36	4,430	4,695	4,902	-	-	-	-	-	-
12/01/36	-	168	-	-	-	-	-	-	-
06/01/37	4,568	4,784	4,951	-	-	-	-	-	-
12/01/37	-	128	-	-	-	-	-	-	-
06/01/38	4,720	4,884	5,012	-	-	-	-	-	-
12/01/38	-	87	-	-	-	-	-	-	-
06/01/39	4,871	4,983	5,069	-	-	-	-	-	-
12/01/39	-	44	-	-	-	-	-	-	-
06/01/40	5,023	5,080	5,124	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 69,937	\$ 83,812	\$ 84,427	\$ 12,875	\$ 15,271	\$ 15,378	\$ 77,506	\$ 85,754	\$ 86,402

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

28 29 30 31 32 33 34 35 36

Payment Date	SRF 2011A (\$60.0M) CORE			SRF 2011B (\$16.0M) EXP			SRF 2011C (\$9.6M) SWD		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	2,528	-	-	1,450	-	-	552	-
06/01/23	10,484	13,735	16,263	6,445	8,309	9,759	2,453	3,163	3,716
12/01/23	-	2,559	-	-	1,387	-	-	542	-
06/01/24	11,368	14,658	17,217	6,624	8,408	9,795	2,584	3,281	3,823
12/01/24	-	2,460	-	-	1,329	-	-	519	-
06/01/25	11,737	14,899	17,358	6,831	8,540	9,869	2,673	3,341	3,860
12/01/25	-	2,357	-	-	1,270	-	-	496	-
06/01/26	12,118	15,149	17,505	7,052	8,684	9,954	2,753	3,391	3,887
12/01/26	-	2,251	-	-	1,208	-	-	472	-
06/01/27	12,513	15,407	17,658	7,286	8,839	10,047	2,842	3,449	3,921
12/01/27	-	2,141	-	-	1,144	-	-	447	-
06/01/28	12,921	15,674	17,815	7,521	8,992	10,136	2,940	3,515	3,962
12/01/28	-	2,028	-	-	1,078	-	-	421	-
06/01/29	13,341	15,949	17,977	7,769	9,156	10,234	3,029	3,571	3,992
12/01/29	-	1,912	-	-	1,010	-	-	395	-
06/01/30	13,775	16,232	18,144	8,018	9,317	10,327	3,136	3,644	4,039
12/01/30	-	1,791	-	-	940	-	-	367	-
06/01/31	14,221	16,524	18,315	8,280	9,489	10,429	3,234	3,707	4,074
12/01/31	-	1,667	-	-	868	-	-	339	-
06/01/32	14,680	16,823	18,490	8,556	9,672	10,539	3,341	3,777	4,116
12/01/32	-	1,538	-	-	793	-	-	310	-
06/01/33	15,159	17,137	18,675	8,832	9,851	10,644	3,448	3,846	4,156
12/01/33	-	1,406	-	-	716	-	-	280	-
06/01/34	15,651	17,458	18,864	9,122	10,042	10,757	3,564	3,923	4,203
12/01/34	-	1,269	-	-	636	-	-	248	-
06/01/35	16,162	17,793	19,062	9,412	10,229	10,865	3,680	3,999	4,248
12/01/35	-	1,127	-	-	553	-	-	216	-
06/01/36	16,686	18,135	19,262	9,715	10,427	10,980	3,796	4,074	4,290
12/01/36	-	981	-	-	468	-	-	183	-
06/01/37	17,230	18,491	19,472	10,033	10,635	11,103	3,920	4,156	4,339
12/01/37	-	830	-	-	381	-	-	149	-
06/01/38	17,786	18,854	19,684	10,364	10,853	11,234	4,045	4,236	4,385
12/01/38	-	675	-	-	290	-	-	113	-
06/01/39	18,362	19,229	19,904	10,695	11,068	11,358	4,179	4,324	4,438
12/01/39	-	514	-	-	196	-	-	77	-
06/01/40	18,964	19,625	20,139	11,040	11,292	11,489	4,312	4,411	4,488
12/01/40	-	348	-	-	100	-	-	39	-
06/01/41	19,578	20,026	20,374	11,399	11,527	11,627	4,455	4,505	4,544
12/01/41	-	177	-	-	-	-	-	-	-
06/01/42	20,212	20,440	20,617	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 302,948	\$ 370,267	\$ 372,795	\$ 164,993	\$ 199,696	\$ 201,146	\$ 64,387	\$ 77,926	\$ 78,478

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

37 38 39 40 41 42 43 44 45

Payment Date	SRF 2011D (\$14.4M) SWD			SRF 2012B (\$2.772M) EXP			SRF 2012C \$18.0M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	1,288	-	-	263	-	-	1,346	-
06/01/23	3,902	5,459	6,747	1,095	1,433	1,695	3,129	4,139	5,484
12/01/23	-	1,267	-	-	252	-	-	796	-
06/01/24	4,090	5,621	6,888	1,118	1,442	1,694	3,384	4,407	5,203
12/01/24	-	1,218	-	-	242	-	-	766	-
06/01/25	4,197	5,669	6,887	1,159	1,471	1,713	3,487	4,472	5,239
12/01/25	-	1,168	-	-	232	-	-	736	-
06/01/26	4,304	5,715	6,883	1,201	1,499	1,731	3,591	4,537	5,272
12/01/26	-	1,116	-	-	222	-	-	704	-
06/01/27	4,419	5,769	6,885	1,228	1,513	1,735	3,701	4,606	5,311
12/01/27	-	1,063	-	-	211	-	-	672	-
06/01/28	4,535	5,821	6,884	1,270	1,541	1,751	3,811	4,675	5,347
12/01/28	-	1,009	-	-	200	-	-	639	-
06/01/29	4,660	5,880	6,889	1,311	1,568	1,768	3,921	4,742	5,380
12/01/29	-	953	-	-	188	-	-	604	-
06/01/30	4,785	5,938	6,891	1,352	1,594	1,783	4,044	4,821	5,425
12/01/30	-	896	-	-	176	-	-	569	-
06/01/31	4,909	5,993	6,890	1,408	1,634	1,811	4,160	4,892	5,460
12/01/31	-	838	-	-	164	-	-	532	-
06/01/32	5,034	6,047	6,885	1,449	1,660	1,824	4,290	4,974	5,507
12/01/32	-	777	-	-	151	-	-	495	-
06/01/33	5,168	6,108	6,885	1,490	1,685	1,837	4,419	5,055	5,550
12/01/33	-	716	-	-	138	-	-	456	-
06/01/34	5,310	6,176	6,892	1,546	1,724	1,862	4,548	5,135	5,591
12/01/34	-	652	-	-	125	-	-	416	-
06/01/35	5,453	6,242	6,894	1,587	1,748	1,872	4,684	5,220	5,636
12/01/35	-	587	-	-	111	-	-	375	-
06/01/36	5,595	6,305	6,893	1,642	1,785	1,896	4,827	5,309	5,685
12/01/36	-	520	-	-	97	-	-	333	-
06/01/37	5,738	6,367	6,887	1,697	1,822	1,918	4,969	5,397	5,731
12/01/37	-	452	-	-	82	-	-	290	-
06/01/38	5,898	6,445	6,896	1,753	1,858	1,939	5,118	5,490	5,780
12/01/38	-	381	-	-	66	-	-	245	-
06/01/39	6,050	6,511	6,892	1,808	1,893	1,960	5,273	5,588	5,833
12/01/39	-	309	-	-	51	-	-	199	-
06/01/40	6,210	6,584	6,893	1,863	1,928	1,979	5,428	5,684	5,883
12/01/40	-	235	-	-	34	-	-	151	-
06/01/41	6,380	6,663	6,898	1,932	1,976	2,010	5,597	5,791	5,942
12/01/41	-	158	-	-	17	-	-	102	-
06/01/42	6,540	6,732	6,890	1,987	2,010	2,027	5,765	5,896	5,999
12/01/42	-	80	-	-	-	-	-	52	-
06/01/43	6,718	6,815	6,895	-	-	-	5,933	6,000	6,052
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 109,896	\$ 143,256	\$ 144,544	\$ 29,896	\$ 36,542	\$ 36,804	\$ 94,078	\$ 115,963	\$ 117,309

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

46 47 48 49 50 51 52 53 54

Payment Date	SRF 2012D (\$7.0M) CORE			SRF 2012E (\$12.3M) EXP			SRF 2012F (\$1.42M) EXP		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	506	-	-	2,054	-	-	238	-
06/01/23	1,226	1,605	2,111	4,782	6,836	8,890	554	792	1,030
12/01/23	-	298	-	-	1,974	-	-	229	-
06/01/24	1,326	1,710	2,009	4,899	6,873	8,846	566	795	1,023
12/01/24	-	287	-	-	1,900	-	-	220	-
06/01/25	1,372	1,740	2,027	5,051	6,951	8,851	580	800	1,020
12/01/25	-	275	-	-	1,824	-	-	212	-
06/01/26	1,410	1,764	2,039	5,189	7,013	8,838	607	819	1,030
12/01/26	-	263	-	-	1,747	-	-	202	-
06/01/27	1,462	1,800	2,062	5,354	7,101	8,848	621	823	1,026
12/01/27	-	250	-	-	1,666	-	-	193	-
06/01/28	1,508	1,829	2,078	5,506	7,173	8,839	635	828	1,021
12/01/28	-	237	-	-	1,584	-	-	184	-
06/01/29	1,553	1,857	2,093	5,672	7,256	8,839	662	846	1,030
12/01/29	-	223	-	-	1,499	-	-	174	-
06/01/30	1,605	1,891	2,114	5,851	7,350	8,849	676	850	1,024
12/01/30	-	209	-	-	1,411	-	-	164	-
06/01/31	1,656	1,925	2,134	6,017	7,428	8,839	704	867	1,031
12/01/31	-	194	-	-	1,321	-	-	153	-
06/01/32	1,715	1,965	2,159	6,210	7,531	8,851	718	871	1,024
12/01/32	-	179	-	-	1,228	-	-	142	-
06/01/33	1,766	1,997	2,176	6,389	7,617	8,844	745	887	1,030
12/01/33	-	164	-	-	1,132	-	-	131	-
06/01/34	1,825	2,035	2,199	6,583	7,714	8,846	759	890	1,021
12/01/34	-	148	-	-	1,033	-	-	120	-
06/01/35	1,883	2,073	2,221	6,776	7,809	8,842	787	906	1,026
12/01/35	-	132	-	-	931	-	-	108	-
06/01/36	1,947	2,117	2,248	6,983	7,914	8,845	814	922	1,030
12/01/36	-	114	-	-	827	-	-	96	-
06/01/37	2,012	2,159	2,274	7,190	8,016	8,843	828	924	1,019
12/01/37	-	97	-	-	719	-	-	83	-
06/01/38	2,077	2,201	2,298	7,411	8,129	8,848	856	939	1,022
12/01/38	-	79	-	-	608	-	-	70	-
06/01/39	2,142	2,243	2,321	7,631	8,239	8,846	883	954	1,024
12/01/39	-	60	-	-	493	-	-	57	-
06/01/40	2,213	2,290	2,350	7,852	8,345	8,838	911	968	1,025
12/01/40	-	41	-	-	375	-	-	43	-
06/01/41	2,284	2,336	2,377	8,101	8,476	8,851	938	982	1,025
12/01/41	-	21	-	-	254	-	-	29	-
06/01/42	2,355	2,382	2,402	8,335	8,589	8,843	966	995	1,025
12/01/42	-	-	-	-	129	-	-	15	-
06/01/43	-	-	-	8,584	8,712	8,841	994	1,009	1,023
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 35,336	\$ 43,187	\$ 43,693	\$ 136,365	\$ 183,724	\$ 185,778	\$ 15,803	\$ 21,291	\$ 21,529

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

55 56 57 58 59 60 61 62 63

Payment Date	SRF 2012G 9\$24.4M) SWD			SRF 2013A (\$7.7M) CORE			2014A (\$1.8M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	1,954	-	-	577	-	-	72	-
06/01/23	6,102	8,056	10,010	1,343	1,920	2,497	536	608	679
12/01/23	-	1,924	-	-	585	-	-	70	-
06/01/24	6,380	8,303	10,227	1,449	2,034	2,619	569	639	709
12/01/24	-	1,851	-	-	563	-	-	64	-
06/01/25	6,522	8,373	10,224	1,495	2,058	2,621	582	646	710
12/01/25	-	1,777	-	-	541	-	-	58	-
06/01/26	6,674	8,451	10,228	1,540	2,081	2,621	595	653	712
12/01/26	-	1,701	-	-	518	-	-	52	-
06/01/27	6,825	8,526	10,228	1,585	2,103	2,620	608	660	713
12/01/27	-	1,624	-	-	494	-	-	46	-
06/01/28	6,977	8,600	10,224	1,630	2,124	2,618	621	667	714
12/01/28	-	1,545	-	-	469	-	-	40	-
06/01/29	7,137	8,682	10,226	1,682	2,152	2,621	634	674	714
12/01/29	-	1,464	-	-	444	-	-	34	-
06/01/30	7,306	8,770	10,234	1,734	2,178	2,622	647	681	714
12/01/30	-	1,381	-	-	418	-	-	27	-
06/01/31	7,467	8,847	10,228	1,786	2,204	2,622	660	687	714
12/01/31	-	1,296	-	-	391	-	-	21	-
06/01/32	7,645	8,941	10,237	1,837	2,229	2,620	673	693	714
12/01/32	-	1,209	-	-	364	-	-	14	-
06/01/33	7,814	9,023	10,233	1,896	2,259	2,623	686	700	714
12/01/33	-	1,121	-	-	335	-	-	7	-
06/01/34	7,992	9,113	10,233	1,947	2,283	2,618	699	706	713
12/01/34	-	1,030	-	-	306	-	-	-	-
06/01/35	8,179	9,209	10,239	2,012	2,318	2,624	-	-	-
12/01/35	-	937	-	-	276	-	-	-	-
06/01/36	8,366	9,304	10,241	2,070	2,346	2,622	-	-	-
12/01/36	-	842	-	-	245	-	-	-	-
06/01/37	8,554	9,396	10,238	2,129	2,373	2,618	-	-	-
12/01/37	-	745	-	-	213	-	-	-	-
06/01/38	8,750	9,495	10,240	2,193	2,406	2,619	-	-	-
12/01/38	-	646	-	-	180	-	-	-	-
06/01/39	8,955	9,600	10,246	2,258	2,438	2,618	-	-	-
12/01/39	-	544	-	-	146	-	-	-	-
06/01/40	9,159	9,704	10,248	2,329	2,475	2,622	-	-	-
12/01/40	-	440	-	-	111	-	-	-	-
06/01/41	9,364	9,805	10,245	2,400	2,512	2,623	-	-	-
12/01/41	-	334	-	-	75	-	-	-	-
06/01/42	9,587	9,921	10,255	2,472	2,547	2,622	-	-	-
12/01/42	-	225	-	-	38	-	-	-	-
06/01/43	9,801	10,026	10,251	2,543	2,581	2,619	-	-	-
12/01/43	-	114	-	-	-	-	-	-	-
06/01/44	10,024	10,138	10,251	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 175,579	\$ 223,031	\$ 224,985	\$ 40,331	\$ 54,333	\$ 54,910	\$ 7,511	\$ 8,448	\$ 8,520

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

64 65 66 67 68 69 70 71 72

Payment Date	2014C (\$5.4M) EXP			2014D (\$6.0M) SWD			2015A (\$9.3M) SWD		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	505	-	-	353	-	-	274	-
06/01/23	3,770	4,275	4,779	2,636	2,990	3,343	3,972	4,246	4,521
12/01/23	-	465	-	-	334	-	-	260	-
06/01/24	3,823	4,288	4,753	2,744	3,078	3,411	4,090	4,349	4,609
12/01/24	-	427	-	-	306	-	-	239	-
06/01/25	3,892	4,318	4,745	2,798	3,104	3,410	4,134	4,373	4,613
12/01/25	-	388	-	-	278	-	-	219	-
06/01/26	3,974	4,362	4,750	2,851	3,129	3,408	4,179	4,397	4,616
12/01/26	-	348	-	-	250	-	-	198	-
06/01/27	4,057	4,405	4,754	2,914	3,163	3,413	4,214	4,412	4,610
12/01/27	-	308	-	-	221	-	-	177	-
06/01/28	4,140	4,448	4,755	2,967	3,188	3,408	4,259	4,436	4,612
12/01/28	-	266	-	-	191	-	-	155	-
06/01/29	4,223	4,489	4,755	3,029	3,220	3,411	4,304	4,459	4,614
12/01/29	-	224	-	-	161	-	-	134	-
06/01/30	4,306	4,530	4,754	3,083	3,243	3,404	4,348	4,482	4,616
12/01/30	-	181	-	-	130	-	-	112	-
06/01/31	4,388	4,569	4,750	3,145	3,275	3,405	4,393	4,505	4,617
12/01/31	-	137	-	-	98	-	-	90	-
06/01/32	4,471	4,608	4,745	3,208	3,306	3,404	4,437	4,527	4,617
12/01/32	-	92	-	-	66	-	-	68	-
06/01/33	4,568	4,660	4,752	3,279	3,345	3,411	4,473	4,541	4,609
12/01/33	-	47	-	-	33	-	-	45	-
06/01/34	4,664	4,711	4,758	3,341	3,375	3,408	4,526	4,572	4,617
12/01/34	-	-	-	-	-	-	-	23	-
06/01/35	-	-	-	-	-	-	4,571	4,594	4,617
12/01/35	-	-	-	-	-	-	-	-	-
06/01/36	-	-	-	-	-	-	-	-	-
12/01/36	-	-	-	-	-	-	-	-	-
06/01/37	-	-	-	-	-	-	-	-	-
12/01/37	-	-	-	-	-	-	-	-	-
06/01/38	-	-	-	-	-	-	-	-	-
12/01/38	-	-	-	-	-	-	-	-	-
06/01/39	-	-	-	-	-	-	-	-	-
12/01/39	-	-	-	-	-	-	-	-	-
06/01/40	-	-	-	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 50,276	\$ 56,546	\$ 57,051	\$ 35,996	\$ 40,483	\$ 40,836	\$ 55,900	\$ 59,611	\$ 59,886

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

73 74 75 76 77 78 79 80 81

Payment Date	2015B (\$0.37M) CORE			2015C (\$1.6M) EXP			Series 2015E Refunding Bonds (\$32.02M)		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	15	-	-	82	-	-	3,734	-
06/01/23	111	126	140	1,192	1,274	1,356	13,908	17,641	21,375
12/01/23	-	-	-	-	76	-	-	3,629	-
06/01/24	-	-	-	1,201	1,277	1,352	14,405	18,034	21,663
12/01/24	-	-	-	-	70	-	-	3,413	-
06/01/25	-	-	-	1,214	1,284	1,354	14,889	18,301	21,714
12/01/25	-	-	-	-	64	-	-	3,189	-
06/01/26	-	-	-	1,214	1,278	1,342	15,337	18,526	21,715
12/01/26	-	-	-	-	58	-	-	2,959	-
06/01/27	-	-	-	1,228	1,286	1,344	15,772	18,731	21,690
12/01/27	-	-	-	-	52	-	-	2,723	-
06/01/28	-	-	-	1,242	1,294	1,345	16,269	18,991	21,714
12/01/28	-	-	-	-	45	-	-	2,479	-
06/01/29	-	-	-	1,256	1,301	1,347	16,705	19,183	21,662
12/01/29	-	-	-	-	39	-	-	2,228	-
06/01/30	-	-	-	1,270	1,309	1,348	17,247	19,474	21,702
12/01/30	-	-	-	-	33	-	-	1,958	-
06/01/31	-	-	-	1,283	1,316	1,349	17,733	19,691	21,649
12/01/31	-	-	-	-	26	-	-	1,670	-
06/01/32	-	-	-	1,297	1,324	1,350	18,375	20,046	21,716
12/01/32	-	-	-	-	20	-	-	1,372	-
06/01/33	-	-	-	1,311	1,331	1,351	19,012	20,383	21,755
12/01/33	-	-	-	-	13	-	-	1,051	-
06/01/34	-	-	-	1,325	1,338	1,351	19,550	20,601	21,652
12/01/34	-	-	-	-	7	-	-	721	-
06/01/35	-	-	-	1,339	1,345	1,352	20,231	20,952	21,673
12/01/35	-	-	-	-	-	-	-	367	-
06/01/36	-	-	-	-	-	-	20,969	21,336	21,703
12/01/36	-	-	-	-	-	-	-	-	-
06/01/37	-	-	-	-	-	-	-	-	-
12/01/37	-	-	-	-	-	-	-	-	-
06/01/38	-	-	-	-	-	-	-	-	-
12/01/38	-	-	-	-	-	-	-	-	-
06/01/39	-	-	-	-	-	-	-	-	-
12/01/39	-	-	-	-	-	-	-	-	-
06/01/40	-	-	-	-	-	-	-	-	-
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 111	\$ 126	\$ 140	\$ 16,372	\$ 17,459	\$ 17,541	\$ 240,400	\$ 299,650	\$ 303,383

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

82 83 84 85 86 87 88 89 90

Payment Date	Series 2016A (\$8.0M) CORE			Series 2016E (\$0.66M) EXP			Series 2016F (\$31.4M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	337	-	-	65	-	-	2,646	-
06/01/23	2,298	2,635	2,972	402	467	532	4,574	7,221	9,867
12/01/23	-	330	-	-	61	-	-	2,707	-
06/01/24	2,459	2,789	3,119	414	475	535	4,952	7,659	10,367
12/01/24	-	306	-	-	57	-	-	2,633	-
06/01/25	2,510	2,816	3,122	428	484	541	5,099	7,732	10,365
12/01/25	-	280	-	-	52	-	-	2,557	-
06/01/26	2,562	2,843	3,123	428	480	532	5,252	7,808	10,365
12/01/26	-	255	-	-	48	-	-	2,478	-
06/01/27	2,614	2,869	3,124	442	490	538	5,409	7,887	10,365
12/01/27	-	229	-	-	44	-	-	2,397	-
06/01/28	2,666	2,894	3,123	442	485	529	5,572	7,968	10,365
12/01/28	-	202	-	-	39	-	-	2,313	-
06/01/29	2,717	2,919	3,122	455	495	534	5,739	8,052	10,365
12/01/29	-	175	-	-	35	-	-	2,227	-
06/01/30	2,769	2,944	3,119	469	504	538	5,912	8,139	10,366
12/01/30	-	147	-	-	30	-	-	2,138	-
06/01/31	2,827	2,975	3,122	469	499	529	6,090	8,228	10,366
12/01/31	-	119	-	-	25	-	-	2,047	-
06/01/32	2,886	3,005	3,123	483	508	534	6,273	8,319	10,366
12/01/32	-	90	-	-	20	-	-	1,953	-
06/01/33	2,944	3,034	3,124	497	517	538	6,460	8,413	10,366
12/01/33	-	61	-	-	15	-	-	1,856	-
06/01/34	3,002	3,063	3,123	511	526	542	6,653	8,509	10,365
12/01/34	-	31	-	-	10	-	-	1,756	-
06/01/35	3,060	3,091	3,122	511	521	531	6,852	8,608	10,364
12/01/35	-	-	-	-	5	-	-	1,653	-
06/01/36	-	-	-	524	530	535	7,060	8,713	10,366
12/01/36	-	-	-	-	-	-	-	1,547	-
06/01/37	-	-	-	-	-	-	7,268	8,815	10,363
12/01/37	-	-	-	-	-	-	-	1,438	-
06/01/38	-	-	-	-	-	-	7,486	8,925	10,363
12/01/38	-	-	-	-	-	-	-	1,326	-
06/01/39	-	-	-	-	-	-	7,710	9,036	10,362
12/01/39	-	-	-	-	-	-	-	1,210	-
06/01/40	-	-	-	-	-	-	7,943	9,154	10,364
12/01/40	-	-	-	-	-	-	-	1,091	-
06/01/41	-	-	-	-	-	-	8,182	9,274	10,365
12/01/41	-	-	-	-	-	-	-	969	-
06/01/42	-	-	-	-	-	-	8,426	9,395	10,363
12/01/42	-	-	-	-	-	-	-	842	-
06/01/43	-	-	-	-	-	-	8,680	9,522	10,364
12/01/43	-	-	-	-	-	-	-	712	-
06/01/44	-	-	-	-	-	-	8,939	9,651	10,363
12/01/44	-	-	-	-	-	-	-	578	-
06/01/45	-	-	-	-	-	-	9,208	9,786	10,364
12/01/45	-	-	-	-	-	-	-	440	-
06/01/46	-	-	-	-	-	-	9,487	9,927	10,367
12/01/46	-	-	-	-	-	-	-	297	-
06/01/47	-	-	-	-	-	-	9,772	10,069	10,367
12/01/47	-	-	-	-	-	-	-	151	-
06/01/48	-	-	-	-	-	-	10,061	10,212	10,363
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 35,314	\$ 40,100	\$ 40,437	\$ 6,474	\$ 7,422	\$ 7,487	\$ 185,060	\$ 266,341	\$ 268,987

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

91 92 93 94 95 96 97 98 99

Payment Date	Series 2016F (\$8.6M) SPECIAL			Series 2017A (\$38M) CORE			Series 2018A (\$4.2M) CORE		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	4,765	-	-	3,299	-	-	237	-
06/01/23	8,237	13,002	17,767	5,402	8,701	12,001	1,109	1,346	1,583
12/01/23	-	4,641	-	-	3,380	-	-	238	-
06/01/24	8,490	13,131	17,773	5,842	9,222	12,603	1,184	1,422	1,659
12/01/24	-	4,514	-	-	3,292	-	-	226	-
06/01/25	8,742	13,256	17,771	6,024	9,316	12,608	1,210	1,436	1,661
12/01/25	-	4,383	-	-	3,202	-	-	214	-
06/01/26	9,004	13,387	17,769	6,198	9,400	12,602	1,236	1,449	1,663
12/01/26	-	4,248	-	-	3,109	-	-	201	-
06/01/27	9,273	13,521	17,769	6,386	9,495	12,604	1,262	1,463	1,664
12/01/27	-	4,109	-	-	3,013	-	-	189	-
06/01/28	9,552	13,661	17,770	6,580	9,593	12,607	1,281	1,470	1,658
12/01/28	-	3,966	-	-	2,915	-	-	176	-
06/01/29	9,839	13,805	17,771	6,774	9,689	12,603	1,307	1,483	1,659
12/01/29	-	3,818	-	-	2,813	-	-	163	-
06/01/30	10,136	13,953	17,771	6,981	9,794	12,607	1,339	1,502	1,665
12/01/30	-	3,666	-	-	2,708	-	-	149	-
06/01/31	10,440	14,106	17,772	7,188	9,896	12,605	1,365	1,514	1,664
12/01/31	-	3,509	-	-	2,600	-	-	136	-
06/01/32	10,754	14,263	17,772	7,402	10,002	12,603	1,391	1,527	1,662
12/01/32	-	3,348	-	-	2,489	-	-	122	-
06/01/33	11,076	14,424	17,772	7,628	10,118	12,607	1,417	1,539	1,660
12/01/33	-	3,182	-	-	2,375	-	-	108	-
06/01/34	11,407	14,589	17,771	7,855	10,230	12,605	1,449	1,557	1,664
12/01/34	-	3,011	-	-	2,257	-	-	93	-
06/01/35	11,746	14,757	17,768	8,094	10,351	12,608	1,475	1,568	1,661
12/01/35	-	2,835	-	-	2,136	-	-	78	-
06/01/36	12,103	14,938	17,773	8,333	10,469	12,605	1,508	1,586	1,664
12/01/36	-	2,653	-	-	2,011	-	-	63	-
06/01/37	12,460	15,113	17,766	8,586	10,596	12,607	1,533	1,597	1,660
12/01/37	-	2,466	-	-	1,882	-	-	48	-
06/01/38	12,835	15,301	17,767	8,838	10,720	12,602	1,566	1,614	1,662
12/01/38	-	2,274	-	-	1,749	-	-	32	-
06/01/39	13,218	15,492	17,765	9,103	10,853	12,602	1,598	1,630	1,663
12/01/39	-	2,075	-	-	1,613	-	-	16	-
06/01/40	13,619	15,694	17,769	9,382	10,994	12,607	1,630	1,647	1,663
12/01/40	-	1,871	-	-	1,472	-	-	-	-
06/01/41	14,028	15,899	17,770	9,660	11,132	12,604	-	-	-
12/01/41	-	1,661	-	-	1,327	-	-	-	-
06/01/42	14,446	16,106	17,767	9,951	11,278	12,605	-	-	-
12/01/42	-	1,444	-	-	1,178	-	-	-	-
06/01/43	14,881	16,325	17,769	10,248	11,426	12,604	-	-	-
12/01/43	-	1,221	-	-	1,024	-	-	-	-
06/01/44	15,325	16,546	17,767	10,559	11,583	12,608	-	-	-
12/01/44	-	991	-	-	866	-	-	-	-
06/01/45	15,787	16,778	17,768	10,876	11,742	12,608	-	-	-
12/01/45	-	754	-	-	703	-	-	-	-
06/01/46	16,266	17,020	17,774	11,200	11,902	12,605	-	-	-
12/01/46	-	510	-	-	535	-	-	-	-
06/01/47	16,753	17,263	17,773	11,536	12,071	12,606	-	-	-
12/01/47	-	259	-	-	362	-	-	-	-
06/01/48	17,250	17,508	17,767	11,879	12,241	12,602	-	-	-
12/01/48	-	-	-	-	184	-	-	-	-
06/01/49	-	-	-	12,235	12,418	12,602	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 317,667	\$ 457,246	\$ 462,011	\$ 230,739	\$ 336,431	\$ 339,730	\$ 24,860	\$ 29,599	\$ 29,836

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

100 101 102 103 104 105 106 107 108

Payment Date	Series 2018D-1 (\$10.0M) CORE 2.0%			Series 2018D-2 (\$8.0M) CORE 3.0%			Series 2018E (\$11.3M) CORE 2.0%		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	314	-	-	479	-	-	346	-
06/01/23	3,302	3,616	3,930	2,230	2,709	3,188	3,548	3,903	4,249
12/01/23	-	312	-	-	473	-	-	354	-
06/01/24	3,500	3,812	4,124	2,400	2,873	3,346	3,759	4,113	4,468
12/01/24	-	294	-	-	442	-	-	335	-
06/01/25	3,539	3,833	4,127	2,459	2,900	3,342	3,798	4,133	4,468
12/01/25	-	276	-	-	410	-	-	316	-
06/01/26	3,571	3,847	4,123	2,523	2,933	3,343	3,837	4,152	4,468
12/01/26	-	257	-	-	377	-	-	296	-
06/01/27	3,610	3,867	4,125	2,588	2,965	3,343	3,882	4,178	4,474
12/01/27	-	239	-	-	344	-	-	276	-
06/01/28	3,649	3,888	4,126	2,659	3,003	3,347	3,921	4,197	4,473
12/01/28	-	220	-	-	309	-	-	256	-
06/01/29	3,688	3,908	4,128	2,724	3,033	3,343	3,960	4,216	4,472
12/01/29	-	201	-	-	274	-	-	236	-
06/01/30	3,720	3,921	4,122	2,795	3,069	3,343	3,998	4,235	4,471
12/01/30	-	182	-	-	238	-	-	216	-
06/01/31	3,759	3,941	4,122	2,866	3,104	3,342	4,037	4,253	4,469
12/01/31	-	162	-	-	201	-	-	195	-
06/01/32	3,798	3,960	4,122	2,944	3,145	3,345	4,083	4,278	4,473
12/01/32	-	143	-	-	163	-	-	174	-
06/01/33	3,837	3,979	4,122	3,021	3,184	3,347	4,121	4,296	4,470
12/01/33	-	123	-	-	124	-	-	153	-
06/01/34	3,876	3,999	4,122	3,099	3,223	3,346	4,167	4,320	4,473
12/01/34	-	103	-	-	83	-	-	132	-
06/01/35	3,921	4,024	4,127	3,177	3,260	3,344	4,206	4,338	4,470
12/01/35	-	83	-	-	42	-	-	111	-
06/01/36	3,960	4,042	4,125	3,261	3,303	3,345	4,251	4,361	4,472
12/01/36	-	62	-	-	-	-	-	89	-
06/01/37	3,998	4,061	4,123	-	-	-	4,296	4,385	4,474
12/01/37	-	42	-	-	-	-	-	67	-
06/01/38	4,044	4,086	4,127	-	-	-	4,335	4,402	4,469
12/01/38	-	21	-	-	-	-	-	45	-
06/01/39	4,083	4,104	4,125	-	-	-	4,380	4,425	4,470
12/01/39	-	-	-	-	-	-	-	23	-
06/01/40	-	-	-	-	-	-	4,425	4,448	4,471
12/01/40	-	-	-	-	-	-	-	-	-
06/01/41	-	-	-	-	-	-	-	-	-
12/01/41	-	-	-	-	-	-	-	-	-
06/01/42	-	-	-	-	-	-	-	-	-
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 63,854	\$ 69,606	\$ 69,919	\$ 38,747	\$ 46,185	\$ 46,664	\$ 73,004	\$ 79,908	\$ 80,254

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

109 110 111 112 113 114 115 116 117

Payment Date	Series 2018F (\$6.0M) CORE 2.0%			Series 2019A (\$12.0M) CORE 2.0%			Series 2020B (\$11.2M) CORE 2.0%		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	183	-	-	643	-	-	437	-
06/01/23	955	1,140	1,323	3,209	3,852	4,495	554	1,154	1,591
12/01/23	-	184	-	-	642	-	-	684	-
06/01/24	1,009	1,194	1,378	3,442	4,084	4,725	3,144	3,863	4,547
12/01/24	-	174	-	-	607	-	-	687	-
06/01/25	1,029	1,203	1,377	3,513	4,120	4,727	3,209	3,896	4,584
12/01/25	-	164	-	-	572	-	-	655	-
06/01/26	1,042	1,206	1,370	3,578	4,150	4,722	3,274	3,929	4,584
12/01/26	-	154	-	-	536	-	-	623	-
06/01/27	1,061	1,215	1,368	3,649	4,185	4,721	3,339	3,961	4,584
12/01/27	-	143	-	-	500	-	-	589	-
06/01/28	1,080	1,223	1,366	3,727	4,226	4,726	3,403	3,992	4,582
12/01/28	-	132	-	-	462	-	-	555	-
06/01/29	1,100	1,232	1,364	3,798	4,260	4,723	3,474	4,030	4,585
12/01/29	-	121	-	-	424	-	-	520	-
06/01/30	1,119	1,240	1,362	3,876	4,300	4,724	3,546	4,066	4,586
12/01/30	-	110	-	-	386	-	-	485	-
06/01/31	1,139	1,249	1,359	3,953	4,339	4,725	3,617	4,102	4,587
12/01/31	-	99	-	-	346	-	-	449	-
06/01/32	1,158	1,257	1,355	4,031	4,377	4,723	3,688	4,137	4,585
12/01/32	-	87	-	-	306	-	-	412	-
06/01/33	1,178	1,264	1,351	4,115	4,421	4,727	3,759	4,171	4,583
12/01/33	-	75	-	-	265	-	-	374	-
06/01/34	1,197	1,272	1,347	4,199	4,464	4,728	3,837	4,211	4,585
12/01/34	-	63	-	-	223	-	-	336	-
06/01/35	1,223	1,286	1,349	4,277	4,499	4,722	3,914	4,250	4,586
12/01/35	-	51	-	-	180	-	-	297	-
06/01/36	1,242	1,293	1,344	4,367	4,547	4,727	3,992	4,289	4,586
12/01/36	-	39	-	-	136	-	-	257	-
06/01/37	1,262	1,300	1,339	4,451	4,588	4,724	4,070	4,326	4,583
12/01/37	-	26	-	-	92	-	-	216	-
06/01/38	1,288	1,313	1,339	4,542	4,634	4,725	4,154	4,370	4,586
12/01/38	-	13	-	-	46	-	-	175	-
06/01/39	1,307	1,320	1,333	4,633	4,679	4,725	4,238	4,412	4,587
12/01/39	-	-	-	-	-	-	-	132	-
06/01/40	-	-	-	-	-	-	4,322	4,454	4,586
12/01/40	-	-	-	-	-	-	-	89	-
06/01/41	-	-	-	-	-	-	4,406	4,495	4,584
12/01/41	-	-	-	-	-	-	-	45	-
06/01/42	-	-	-	-	-	-	4,497	4,542	4,587
12/01/42	-	-	-	-	-	-	-	-	-
06/01/43	-	-	-	-	-	-	-	-	-
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 19,388	\$ 22,842	\$ 23,025	\$ 67,359	\$ 79,447	\$ 80,090	\$ 72,436	\$ 88,232	\$ 88,669

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

118 119 120 121 122 123 124 125 126

Payment Date	Series 2021A Refunding (\$37.38M)			Series 2022A (\$20.370M) CORE 2.0%			2022B SO Tier West (\$3.6M) EXP 2%		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	5,668	-	-	230	-	-	-	-
06/01/23	21,749	27,417	33,085	-	542	772	-	329	329
12/01/23	-	5,211	-	-	847	-	-	496	-
06/01/24	23,216	28,427	33,638	4,400	5,539	6,386	2,042	2,539	3,035
12/01/24	-	4,630	-	-	1,293	-	-	476	-
06/01/25	24,411	29,041	33,671	5,577	6,851	8,144	2,084	2,560	3,037
12/01/25	-	4,020	-	-	1,218	-	-	456	-
06/01/26	25,510	29,530	33,550	5,687	6,905	8,123	2,125	2,581	3,036
12/01/26	-	3,382	-	-	1,161	-	-	434	-
06/01/27	26,682	30,064	33,446	5,804	6,965	8,126	2,167	2,601	3,035
12/01/27	-	2,715	-	-	1,103	-	-	413	-
06/01/28	27,911	30,626	33,341	5,920	7,023	8,127	2,208	2,621	3,033
12/01/28	-	2,017	-	-	1,044	-	-	391	-
06/01/29	29,124	31,141	33,159	6,037	7,081	8,125	2,263	2,654	3,044
12/01/29	-	1,289	-	-	984	-	-	368	-
06/01/30	30,521	31,810	33,099	6,159	7,143	8,127	2,305	2,673	3,040
12/01/30	-	1,060	-	-	922	-	-	345	-
06/01/31	30,823	31,883	32,944	6,282	7,204	8,127	2,346	2,691	3,036
12/01/31	-	810	-	-	859	-	-	321	-
06/01/32	31,230	32,040	32,850	6,405	7,265	8,124	2,401	2,723	3,044
12/01/32	-	556	-	-	795	-	-	297	-
06/01/33	31,557	32,113	32,669	6,535	7,330	8,125	2,443	2,740	3,037
12/01/33	-	280	-	-	730	-	-	273	-
06/01/34	32,000	32,280	32,560	6,664	7,394	8,124	2,498	2,771	3,044
12/01/34	-	-	-	-	663	-	-	248	-
06/01/35	-	-	-	6,800	7,463	8,126	2,539	2,787	3,035
12/01/35	-	-	-	-	595	-	-	223	-
06/01/36	-	-	-	6,936	7,531	8,126	2,594	2,817	3,040
12/01/36	-	-	-	-	526	-	-	197	-
06/01/37	-	-	-	7,072	7,598	8,123	2,650	2,846	3,043
12/01/37	-	-	-	-	455	-	-	170	-
06/01/38	-	-	-	7,214	7,669	8,124	2,705	2,875	3,045
12/01/38	-	-	-	-	383	-	-	143	-
06/01/39	-	-	-	7,363	7,746	8,129	2,746	2,889	3,032
12/01/39	-	-	-	-	309	-	-	116	-
06/01/40	-	-	-	7,505	7,815	8,124	2,801	2,917	3,033
12/01/40	-	-	-	-	234	-	-	88	-
06/01/41	-	-	-	7,660	7,895	8,129	2,857	2,944	3,032
12/01/41	-	-	-	-	158	-	-	59	-
06/01/42	-	-	-	7,809	7,967	8,125	2,926	2,985	3,044
12/01/42	-	-	-	-	80	-	-	30	-
06/01/43	-	-	-	7,965	8,044	8,124	2,981	3,011	3,040
12/01/43	-	-	-	-	-	-	-	-	-
06/01/44	-	-	-	-	-	-	-	-	-
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 334,734	\$ 392,343	\$ 398,011	\$ 131,794	\$ 161,331	\$ 161,561	\$ 49,680	\$ 61,095	\$ 61,095

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

127 128 129 130 131 132 133 134 135

Payment Date	2022C Sewer Lining P2 \$11.0M Core 2%			2022D Igersoll Run (\$26.4M) Core 3%			TOTAL EXISTING DEBT		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	-	-	-	-	-	-	42,384	-
06/01/23	-	230	230	-	269	269	152,992	199,280	241,664
12/01/23	-	476	-	-	914	-	-	43,346	-
06/01/24	3,170	3,827	4,303	-	1,556	2,470	173,103	220,889	264,234
12/01/24	-	680	-	-	2,063	-	-	43,082	-
06/01/25	2,976	3,656	4,336	3,876	6,406	8,469	183,096	229,765	272,847
12/01/25	-	650	-	-	2,504	-	-	41,245	-
06/01/26	3,041	3,691	4,341	3,694	6,198	8,702	188,104	232,336	273,581
12/01/26	-	620	-	-	2,449	-	-	38,859	-
06/01/27	3,099	3,719	4,339	3,804	6,253	8,702	193,622	235,310	274,169
12/01/27	-	589	-	-	2,392	-	-	36,396	-
06/01/28	3,157	3,746	4,335	3,914	6,306	8,697	199,348	238,409	274,805
12/01/28	-	557	-	-	2,333	-	-	33,853	-
06/01/29	3,222	3,779	4,337	4,037	6,370	8,703	205,153	241,502	275,355
12/01/29	-	525	-	-	2,272	-	-	31,228	-
06/01/30	3,287	3,812	4,337	4,154	6,426	8,698	211,347	244,898	276,126
12/01/30	-	492	-	-	2,210	-	-	29,039	-
06/01/31	3,351	3,844	4,336	4,277	6,487	8,697	219,187	250,368	279,407
12/01/31	-	459	-	-	2,146	-	-	26,740	-
06/01/32	3,423	3,881	4,340	4,406	6,552	8,698	232,165	260,855	287,595
12/01/32	-	424	-	-	2,080	-	-	24,314	-
06/01/33	3,487	3,912	4,336	4,542	6,622	8,701	218,362	244,411	268,724
12/01/33	-	390	-	-	2,012	-	-	21,964	-
06/01/34	3,559	3,948	4,338	4,678	6,689	8,701	223,825	247,350	269,314
12/01/34	-	354	-	-	1,941	-	-	19,553	-
06/01/35	3,630	3,984	4,338	4,814	6,755	8,696	188,196	209,131	228,684
12/01/35	-	318	-	-	1,869	-	-	17,438	-
06/01/36	3,701	4,019	4,336	4,962	6,832	8,701	184,362	202,996	220,434
12/01/36	-	281	-	-	1,795	-	-	15,322	-
06/01/37	3,778	4,059	4,340	5,111	6,906	8,701	164,015	180,342	195,664
12/01/37	-	243	-	-	1,718	-	-	13,573	-
06/01/38	3,850	4,093	4,335	5,267	6,985	8,703	168,604	182,985	196,558
12/01/38	-	204	-	-	1,639	-	-	11,774	-
06/01/39	3,927	4,132	4,336	5,422	7,061	8,700	171,341	183,721	195,495
12/01/39	-	165	-	-	1,558	-	-	9,942	-
06/01/40	4,005	4,170	4,335	5,584	7,141	8,699	140,469	150,811	160,753
12/01/40	-	125	-	-	1,474	-	-	8,362	-
06/01/41	4,089	4,214	4,339	5,752	7,226	8,700	129,062	137,677	146,039
12/01/41	-	84	-	-	1,388	-	-	6,858	-
06/01/42	4,167	4,251	4,335	5,927	7,314	8,702	116,366	123,348	130,206
12/01/42	-	43	-	-	1,299	-	-	5,454	-
06/01/43	4,251	4,293	4,336	6,101	7,400	8,699	89,679	95,164	100,618
12/01/43	-	-	-	-	1,207	-	-	4,278	-
06/01/44	-	-	-	6,282	7,490	8,697	51,129	55,407	59,685
12/01/44	-	-	-	-	1,113	-	-	3,548	-
06/01/45	-	-	-	6,476	7,590	8,703	42,347	45,895	49,443
12/01/45	-	-	-	-	1,016	-	-	2,912	-
06/01/46	-	-	-	6,671	7,686	8,702	43,623	46,536	49,448
12/01/46	-	-	-	-	916	-	-	2,258	-
06/01/47	-	-	-	6,865	7,781	8,696	44,926	47,184	49,442
12/01/47	-	-	-	-	813	-	-	1,584	-
06/01/48	-	-	-	7,072	7,885	8,697	46,262	47,846	49,430
12/01/48	-	-	-	-	707	-	-	890	-
06/01/49	-	-	-	7,285	7,992	8,699	19,520	20,410	21,301
12/01/49	-	-	-	-	598	-	-	598	-
06/01/50	-	-	-	7,505	8,103	8,700	7,505	8,103	8,700
12/01/50	-	-	-	-	485	-	-	485	-
06/01/51	-	-	-	7,732	8,217	8,702	7,732	8,217	8,702
12/01/51	-	-	-	-	369	-	-	369	-
06/01/52	-	-	-	7,958	8,327	8,696	7,958	8,327	8,696
12/01/52	-	-	-	-	250	-	-	250	-
06/01/53	-	-	-	8,197	8,447	8,697	8,197	8,447	8,697
12/01/53	-	-	-	-	127	-	-	127	-
06/01/54	-	-	-	8,443	8,570	8,697	8,443	8,570	8,697
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 71,170	\$ 86,938	\$ 86,938	\$ 170,808	\$ 263,494	\$ 263,494	\$ 4,040,041	\$ 5,112,130	\$ 5,154,514

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

136 137 138 139 140 141 142 143 144

Payment Date	C Clarifier P2 (\$19.0M)			C Bid Contingency (\$12.0M)			Total 2022 Certificate Remaining		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	-	-	-	-	-	-	-	-
06/01/23	-	-	-	-	-	-	-	-	-
12/01/23	-	291	-	-	-	-	-	291	-
06/01/24	-	291	582	-	-	-	-	291	582
12/01/24	-	1,107	-	-	661	-	-	1,768	-
06/01/25	5,176	6,405	7,513	3,300	4,076	4,737	8,476	10,481	12,249
12/01/25	-	1,178	-	-	743	-	-	1,921	-
06/01/26	5,157	6,334	7,512	3,254	3,998	4,741	8,411	10,332	12,253
12/01/26	-	1,126	-	-	711	-	-	1,837	-
06/01/27	5,260	6,386	7,512	3,319	4,030	4,741	8,579	10,416	12,253
12/01/27	-	1,073	-	-	678	-	-	1,751	-
06/01/28	5,364	6,437	7,510	3,384	4,061	4,739	8,747	10,498	12,250
12/01/28	-	1,020	-	-	644	-	-	1,664	-
06/01/29	5,474	6,493	7,513	3,455	4,099	4,743	8,929	10,592	12,256
12/01/29	-	965	-	-	609	-	-	1,574	-
06/01/30	5,577	6,542	7,507	3,526	4,135	4,745	9,103	10,678	12,252
12/01/30	-	909	-	-	574	-	-	1,483	-
06/01/31	5,694	6,603	7,512	3,591	4,165	4,739	9,284	10,768	12,251
12/01/31	-	852	-	-	538	-	-	1,390	-
06/01/32	5,804	6,656	7,508	3,668	4,207	4,745	9,472	10,862	12,253
12/01/32	-	794	-	-	501	-	-	1,296	-
06/01/33	5,920	6,714	7,509	3,740	4,241	4,743	9,660	10,955	12,251
12/01/33	-	735	-	-	464	-	-	1,199	-
06/01/34	6,043	6,778	7,513	3,811	4,275	4,739	9,854	11,053	12,252
12/01/34	-	675	-	-	426	-	-	1,101	-
06/01/35	6,159	6,834	7,509	3,888	4,314	4,740	10,048	11,148	12,249
12/01/35	-	613	-	-	387	-	-	1,000	-
06/01/36	6,282	6,895	7,508	3,966	4,353	4,740	10,248	11,249	12,249
12/01/36	-	550	-	-	347	-	-	898	-
06/01/37	6,412	6,962	7,512	4,044	4,391	4,738	10,456	11,353	12,251
12/01/37	-	486	-	-	307	-	-	793	-
06/01/38	6,541	7,027	7,513	4,128	4,435	4,742	10,669	11,462	12,255
12/01/38	-	421	-	-	266	-	-	686	-
06/01/39	6,671	7,091	7,512	4,212	4,478	4,743	10,883	11,569	12,255
12/01/39	-	354	-	-	224	-	-	578	-
06/01/40	6,800	7,154	7,508	4,296	4,520	4,743	11,096	11,674	12,251
12/01/40	-	286	-	-	181	-	-	467	-
06/01/41	6,936	7,222	7,508	4,380	4,561	4,741	11,316	11,783	12,249
12/01/41	-	217	-	-	137	-	-	353	-
06/01/42	7,078	7,295	7,511	4,471	4,608	4,744	11,549	11,902	12,256
12/01/42	-	146	-	-	92	-	-	238	-
06/01/43	7,221	7,366	7,512	4,555	4,647	4,739	11,775	12,013	12,251
12/01/43	-	74	-	-	47	-	-	120	-
06/01/44	7,363	7,436	7,510	4,652	4,698	4,745	12,015	12,135	12,255
12/01/44	-	-	-	-	-	-	-	-	-
06/01/45	-	-	-	-	-	-	-	-	-
12/01/45	-	-	-	-	-	-	-	-	-
06/01/46	-	-	-	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 122,930	\$ 150,795	\$ 150,795	\$ 77,640	\$ 94,827	\$ 94,827	\$ 200,570	\$ 245,622	\$ 245,622

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

145 146 147 148 149 150 151 152 153

Payment Date	Ingersoll Run #2 - CORE 4.0%			Phosphorus Recovery - CORE 4.0%			Sewer Lining Loan #3 - CORE 3.0%		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22				-	-	-	-	-	-
06/01/23				-	-	-	-	-	-
12/01/23	-	-	-	-	129	-	-	-	-
06/01/24	-	-	-	-	388	518	-	-	-
12/01/24	-	866	-	-	4,167	-	-	699	-
06/01/25	1,559	2,853	3,720	647	6,095	10,261	2,439	3,410	4,108
12/01/25	-	1,263	-	-	5,435	-	-	934	-
06/01/26	1,190	2,453	3,716	6,470	11,905	17,340	2,478	3,412	4,346
12/01/26	-	1,239	-	-	5,305	-	-	897	-
06/01/27	1,242	2,481	3,720	10,346	15,651	20,956	2,556	3,452	4,349
12/01/27	-	1,214	-	-	5,098	-	-	858	-
06/01/28	1,288	2,502	3,716	10,760	15,858	20,957	2,627	3,485	4,344
12/01/28	-	1,188	-	-	4,883	-	-	819	-
06/01/29	1,339	2,528	3,716	11,187	16,070	20,953	2,711	3,530	4,349
12/01/29	-	1,162	-	-	4,660	-	-	778	-
06/01/30	1,398	2,559	3,721	11,633	16,293	20,952	2,789	3,567	4,345
12/01/30	-	1,134	-	-	4,427	-	-	737	-
06/01/31	1,449	2,583	3,717	12,099	16,526	20,953	2,873	3,609	4,346
12/01/31	-	1,105	-	-	4,185	-	-	693	-
06/01/32	1,508	2,612	3,717	12,584	16,769	20,954	2,963	3,657	4,350
12/01/32	-	1,075	-	-	3,933	-	-	649	-
06/01/33	1,566	2,640	3,715	13,089	17,022	20,955	3,047	3,696	4,345
12/01/33	-	1,043	-	-	3,671	-	-	603	-
06/01/34	1,630	2,674	3,717	13,613	17,284	20,956	3,138	3,741	4,344
12/01/34	-	1,011	-	-	3,399	-	-	556	-
06/01/35	1,695	2,706	3,716	14,156	17,556	20,955	3,235	3,791	4,347
12/01/35	-	977	-	-	3,116	-	-	508	-
06/01/36	1,766	2,743	3,720	14,719	17,835	20,951	3,332	3,840	4,347
12/01/36	-	941	-	-	2,822	-	-	458	-
06/01/37	1,837	2,779	3,720	15,314	18,136	20,958	3,429	3,887	4,344
12/01/37	-	905	-	-	2,515	-	-	406	-
06/01/38	1,909	2,813	3,718	15,923	18,438	20,953	3,533	3,939	4,345
12/01/38	-	866	-	-	2,197	-	-	353	-
06/01/39	1,986	2,853	3,719	16,563	18,760	20,957	3,643	3,996	4,349
12/01/39	-	827	-	-	1,866	-	-	299	-
06/01/40	2,064	2,891	3,717	17,223	19,089	20,955	3,753	4,051	4,350
12/01/40	-	785	-	-	1,521	-	-	242	-
06/01/41	2,148	2,933	3,719	17,915	19,437	20,958	3,863	4,105	4,347
12/01/41	-	742	-	-	1,163	-	-	184	-
06/01/42	2,232	2,975	3,717	18,627	19,790	20,953	3,979	4,163	4,348
12/01/42	-	698	-	-	790	-	-	125	-
06/01/43	2,323	3,021	3,718	19,371	20,162	20,952	4,096	4,220	4,345
12/01/43	-	651	-	-	403	-	-	63	-
06/01/44	2,413	3,065	3,716	20,148	20,551	20,953	4,218	4,282	4,345
12/01/44	-	603	-	-	-	-	-	-	-
06/01/45	2,510	3,113	3,717	-	-	-	-	-	-
12/01/45	-	553	-	-	-	-	-	-	-
06/01/46	2,614	3,167	3,720	-	-	-	-	-	-
12/01/46	-	501	-	-	-	-	-	-	-
06/01/47	2,717	3,218	3,719	-	-	-	-	-	-
12/01/47	-	446	-	-	-	-	-	-	-
06/01/48	2,827	3,274	3,720	-	-	-	-	-	-
12/01/48	-	390	-	-	-	-	-	-	-
06/01/49	2,937	3,327	3,717	-	-	-	-	-	-
12/01/49	-	331	-	-	-	-	-	-	-
06/01/50	3,054	3,385	3,716	-	-	-	-	-	-
12/01/50	-	270	-	-	-	-	-	-	-
06/01/51	3,177	3,447	3,717	-	-	-	-	-	-
12/01/51	-	206	-	-	-	-	-	-	-
06/01/52	3,306	3,513	3,719	-	-	-	-	-	-
12/01/52	-	140	-	-	-	-	-	-	-
06/01/53	3,436	3,576	3,716	-	-	-	-	-	-
12/01/53	-	72	-	-	-	-	-	-	-
06/01/54	3,578	3,649	3,721	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 64,700	\$ 111,536	\$ 111,536	\$ 272,387	\$ 405,300	\$ 405,300	\$ 64,700	\$ 86,695	\$ 86,695

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

154 155 156 157 158 159 160 161 162

Payment Date	Southern Tier Interceptor P10 - CORE 3.0%			Bid Contingency - CORE 4.0%			Effluent Pumping #1 - CORE 3.0%		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	-	-	-	-	-	-	-	-
06/01/23	-	-	-	-	-	-	-	-	-
12/01/23	-	-	-	-	-	-	-	-	-
06/01/24	-	-	-	-	-	-	-	-	-
12/01/24	-	200	-	-	1,035	-	-	365	-
06/01/25	-	330	530	2,407	3,701	4,736	-	584	949
12/01/25	-	405	-	-	1,246	-	-	741	-
06/01/26	-	553	958	2,252	3,497	4,743	6	857	1,599
12/01/26	-	665	-	-	1,201	-	-	851	-
06/01/27	2,032	2,808	3,473	2,342	3,543	4,744	8,469	9,320	10,171
12/01/27	-	746	-	-	1,154	-	-	766	-
06/01/28	1,980	2,726	3,472	2,433	3,587	4,741	7,952	8,718	9,484
12/01/28	-	716	-	-	1,105	-	-	687	-
06/01/29	2,038	2,754	3,471	2,530	3,635	4,740	7,576	8,263	8,949
12/01/29	-	686	-	-	1,055	-	-	611	-
06/01/30	2,103	2,788	3,474	2,633	3,688	4,743	7,188	7,799	8,410
12/01/30	-	654	-	-	1,002	-	-	539	-
06/01/31	2,161	2,815	3,469	2,737	3,739	4,741	16,680	17,219	17,757
12/01/31	-	622	-	-	947	-	-	372	-
06/01/32	2,232	2,854	3,476	2,847	3,794	4,741	15,767	16,139	16,512
12/01/32	-	588	-	-	890	-	-	214	-
06/01/33	2,297	2,885	3,473	2,963	3,854	4,744	21,442	21,656	21,870
12/01/33	-	554	-	-	831	-	-	-	-
06/01/34	2,362	2,915	3,469	3,080	3,911	4,742	-	-	-
12/01/34	-	518	-	-	770	-	-	-	-
06/01/35	2,433	2,951	3,469	3,203	3,972	4,742	-	-	-
12/01/35	-	482	-	-	705	-	-	-	-
06/01/36	2,510	2,992	3,474	3,332	4,038	4,743	-	-	-
12/01/36	-	444	-	-	639	-	-	-	-
06/01/37	2,582	3,026	3,470	3,468	4,107	4,746	-	-	-
12/01/37	-	405	-	-	569	-	-	-	-
06/01/38	2,659	3,065	3,470	3,604	4,173	4,743	-	-	-
12/01/38	-	366	-	-	497	-	-	-	-
06/01/39	2,743	3,109	3,474	3,746	4,244	4,741	-	-	-
12/01/39	-	324	-	-	422	-	-	-	-
06/01/40	2,821	3,145	3,470	3,901	4,324	4,746	-	-	-
12/01/40	-	282	-	-	344	-	-	-	-
06/01/41	2,905	3,187	3,469	4,057	4,401	4,746	-	-	-
12/01/41	-	239	-	-	263	-	-	-	-
06/01/42	2,996	3,234	3,473	4,218	4,482	4,745	-	-	-
12/01/42	-	194	-	-	179	-	-	-	-
06/01/43	3,086	3,280	3,473	4,387	4,566	4,745	-	-	-
12/01/43	-	147	-	-	91	-	-	-	-
06/01/44	3,177	3,324	3,471	4,561	4,653	4,744	-	-	-
12/01/44	-	100	-	-	-	-	-	-	-
06/01/45	3,274	3,373	3,473	-	-	-	-	-	-
12/01/45	-	51	-	-	-	-	-	-	-
06/01/46	3,371	3,421	3,472	-	-	-	-	-	-
12/01/46	-	-	-	-	-	-	-	-	-
06/01/47	-	-	-	-	-	-	-	-	-
12/01/47	-	-	-	-	-	-	-	-	-
06/01/48	-	-	-	-	-	-	-	-	-
12/01/48	-	-	-	-	-	-	-	-	-
06/01/49	-	-	-	-	-	-	-	-	-
12/01/49	-	-	-	-	-	-	-	-	-
06/01/50	-	-	-	-	-	-	-	-	-
12/01/50	-	-	-	-	-	-	-	-	-
06/01/51	-	-	-	-	-	-	-	-	-
12/01/51	-	-	-	-	-	-	-	-	-
06/01/52	-	-	-	-	-	-	-	-	-
12/01/52	-	-	-	-	-	-	-	-	-
06/01/53	-	-	-	-	-	-	-	-	-
12/01/53	-	-	-	-	-	-	-	-	-
06/01/54	-	-	-	-	-	-	-	-	-
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 51,760	\$ 70,924	\$ 70,924	\$ 64,700	\$ 94,855	\$ 94,855	\$ 85,081	\$ 95,701	\$ 95,701

CITY OF POLK CITY
WRA Debt Service Allocations
2023 Certificates

	163	164	165	166	167	168	169	170	171
							TOTAL EXISTING AND PENDING DEBT		
Payment Date	Total 2023 Certificate			Total PENDING			Estimated WRA Debt for 2023 Certificates		
	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt	Par	Total Debt	Ann. Debt
12/01/22	-	-	-	-	-	-	-	42,384	-
06/01/23	-	-	-	-	-	-	152,992	199,280	241,664
12/01/23	-	129	-	-	421	-	-	43,766	-
06/01/24	-	388	518	-	679	1,100	173,103	221,568	265,334
12/01/24	-	7,332	-	-	9,100	-	-	52,182	-
06/01/25	7,052	16,973	24,305	15,528	27,454	36,554	198,624	257,219	309,401
12/01/25	-	10,024	-	-	11,944	-	-	53,189	-
06/01/26	12,397	22,678	32,701	20,808	33,010	44,954	208,912	265,346	318,535
12/01/26	-	10,158	-	-	11,994	-	-	50,854	-
06/01/27	26,986	37,255	47,413	35,566	47,672	59,666	229,188	282,982	333,835
12/01/27	-	9,837	-	-	11,588	-	-	47,984	-
06/01/28	27,038	36,875	46,712	35,786	47,374	58,962	235,133	285,782	333,767
12/01/28	-	9,399	-	-	11,062	-	-	44,915	-
06/01/29	27,381	36,780	46,179	36,310	47,372	58,434	241,463	288,874	333,790
12/01/29	-	8,951	-	-	10,525	-	-	41,753	-
06/01/30	27,743	36,694	45,645	36,847	47,372	57,897	248,194	292,270	334,023
12/01/30	-	8,492	-	-	9,975	-	-	39,014	-
06/01/31	37,998	46,490	54,983	47,283	57,258	67,234	266,469	307,627	346,641
12/01/31	-	7,924	-	-	9,315	-	-	36,054	-
06/01/32	37,901	45,825	53,750	47,373	56,688	66,002	279,538	317,543	353,597
12/01/32	-	7,350	-	-	8,645	-	-	32,959	-
06/01/33	44,404	51,753	59,103	54,063	62,709	71,354	272,426	307,119	340,079
12/01/33	-	6,703	-	-	7,902	-	-	29,866	-
06/01/34	23,823	30,525	37,228	33,676	41,578	49,480	257,502	288,928	318,794
12/01/34	-	6,254	-	-	7,354	-	-	26,908	-
06/01/35	24,722	30,976	37,230	34,770	42,124	49,479	222,966	251,255	278,162
12/01/35	-	5,788	-	-	6,788	-	-	24,226	-
06/01/36	25,660	31,448	37,236	35,909	42,696	49,484	220,270	245,692	269,918
12/01/36	-	5,304	-	-	6,201	-	-	21,523	-
06/01/37	26,631	31,934	37,238	37,086	43,287	49,489	201,101	223,629	245,153
12/01/37	-	4,801	-	-	5,594	-	-	19,167	-
06/01/38	27,627	32,428	37,229	38,296	43,890	49,485	206,899	226,875	246,042
12/01/38	-	4,280	-	-	4,966	-	-	16,740	-
06/01/39	28,682	32,961	37,241	39,564	44,530	49,496	210,905	228,251	244,991
12/01/39	-	3,738	-	-	4,315	-	-	14,258	-
06/01/40	29,762	33,500	37,238	40,858	45,174	49,489	181,327	195,985	210,242
12/01/40	-	3,176	-	-	3,642	-	-	12,005	-
06/01/41	30,888	34,063	37,239	42,204	45,846	49,488	171,265	183,523	195,527
12/01/41	-	2,592	-	-	2,945	-	-	9,803	-
06/01/42	32,052	34,644	37,236	43,601	46,546	49,491	159,968	169,895	179,698
12/01/42	-	1,986	-	-	2,223	-	-	7,677	-
06/01/43	33,262	35,248	37,233	45,038	47,261	49,485	134,717	142,426	150,103
12/01/43	-	1,356	-	-	1,476	-	-	5,754	-
06/01/44	34,517	35,874	37,230	46,532	48,009	49,485	97,662	103,416	109,170
12/01/44	-	703	-	-	703	-	-	4,251	-
06/01/45	5,784	6,487	7,190	5,784	6,487	7,190	48,132	52,382	56,633
12/01/45	-	603	-	-	603	-	-	3,516	-
06/01/46	5,985	6,588	7,192	5,985	6,588	7,192	49,608	53,124	56,640
12/01/46	-	501	-	-	501	-	-	2,759	-
06/01/47	2,717	3,218	3,719	2,717	3,218	3,719	47,643	50,402	53,161
12/01/47	-	446	-	-	446	-	-	2,031	-
06/01/48	2,827	3,274	3,720	2,827	3,274	3,720	49,089	51,120	53,150
12/01/48	-	390	-	-	390	-	-	1,280	-
06/01/49	2,937	3,327	3,717	2,937	3,327	3,717	22,457	23,737	25,018
12/01/49	-	331	-	-	331	-	-	929	-
06/01/50	3,054	3,385	3,716	3,054	3,385	3,716	10,559	11,488	12,416
12/01/50	-	270	-	-	270	-	-	755	-
06/01/51	3,177	3,447	3,717	3,177	3,447	3,717	10,908	11,663	12,418
12/01/51	-	206	-	-	206	-	-	575	-
06/01/52	3,306	3,513	3,719	3,306	3,513	3,719	11,264	11,840	12,415
12/01/52	-	140	-	-	140	-	-	390	-
06/01/53	3,436	3,576	3,716	3,436	3,576	3,716	11,633	12,023	12,413
12/01/53	-	72	-	-	72	-	-	198	-
06/01/54	3,578	3,649	3,721	3,578	3,649	3,721	12,021	12,219	12,418
12/01/54	-	-	-	-	-	-	-	-	-
06/01/55	-	-	-	-	-	-	-	-	-
Total as of:									
5/1/2023	\$ 603,328	\$ 865,011	\$ 865,011	\$ 803,898	\$ 1,110,633	\$ 1,110,633	\$ 4,843,938	\$ 6,222,763	\$ 6,265,148



**DES MOINES METROPOLITAN
WASTEWATER RECLAMATION AUTHORITY**

CITY OF DES MOINES, OPERATING CONTRACTOR

WRA Cash Contribution Process

1. Project costs are presented in the annual Construction Program and have been determined tentatively in the current facility plan. WRA staff, with assistance from a financial advisor, presents a funding plan to the Finance Committee annually and prior to the Senior Bond Certificate process.
2. The Senior Bond Certificate amount is determined by review of funding plan and current project estimates from WRA Engineering.
3. Project costs and anticipated financing details will be known upon completion of final design for project subject to a new construction loan.
4. Construction projects are subject to public hearing and bid letting process, before final costs can be determined;
 - a. Any Community interested in funding their share of a new project with cash, should alert WRA in writing (with copy to financial advisor) so the financial analysis can begin – bid letting process will go to the WRA board at this time and serves as a reminder to Communities to initiate the cash contribution discussion;
 - b. Model for cash allocations can be developed during the period after construction is ordered and prior to the preparation of the debt closing documents;
5. Loan details with IFA can be structured on the assumption full loan amount will be drawn (e.g. Intended Use Plan approved amount) – ensuring WRA has sufficient funds to complete the project regardless of Community cash contribution;
 - a. Senior Bond Certificates will be structured on the assumption WRA will issue full amount of debt for approved projects, and Communities will be asked to acknowledge the same with each Certificate. However, any Community who desires to fund a project with cash will have that ability – in accordance herewith
6. Prior to WRA Board final approval of the Loan documentation (authorizing resolution, Loan Agreement, etc.), a resolution of the governing body of the Community seeking cash contribution shall be filed with the WRA;
 - a. Community resolution should identify the following project specifics:
 - i. Anticipated project cost estimates (design + construction),
 - ii. Amount of community cash allocation,
 - iii. Fund into which cash shall be held by the Community solely for payment to WRA during the construction phase,
 - iv. Any other assumptions material to the project;
7. Upon closing of WRA Loan, WRA shall seek cash contribution from Community on a pro-rata basis of other loan draws, through final completion of the project;
 - a. Once a Community begins contributing its share with cash, the option to change back to sharing in the debt for said project ceases (due to administrative burdens of tracking only partial cash payments, etc.);
8. Due to cash contributions from Community(ies) during the project construction phase, WRA will not draw down full loan amount. WRA shall request a re-amortization of the final debt service schedule to reflect actual lower final principal amount drawn. It may be possible to set the final payment amount high enough to cover the cash contribution amount.
9. Annual reconciliations of each Community's cash contribution to actual allocable debt service (based on flow) will be administered in the operational/debt service component of the Community's budget allocation (either credit or additional charge due, based on actual flow compared to actual debt for project).

Per discussion in January 2023 with Financial Committee members, recommendation to follow the above outline. Options to modify the above and Article XIII, Section 5 of the 28E Agreement after the process is placed in service on future construction funding and reported back to the Finance Committee.

WORKING TOGETHER FOR CLEAN WATER

Phone 515/323-8000 • Fax 515/323-8050 • www.dmmwra.org
3000 Vandalia Road • Des Moines, Iowa 50317-1346

_____ introduced the following resolution entitled “**RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND**” and moved that the same be adopted. _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

NAYES: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2023-41

RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND.

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

Section 1. That the following bid for the construction of certain public improvements described in general as the 2023 Street Repairs Project, described in the plans and specifications heretofore adopted by this Council on March 13, 2023, be and are hereby accepted, the same being the lowest responsible bid received for said work, as follows:

Contractor: Brothers Cleaning Corporation dba Brothers Concrete

Date of contract: March 27, 2023

Amount of contract: \$83,780 base bid
\$21,480 bid alt. A
\$12,183 bid alt. B
\$11,338 bid alt. C
\$128,781 = Total

Bond surety: Great Midwest Insurance Company

Date of bond: March 27, 2023

Portion of project: All construction Work

PASSED AND APPROVED this 27 day of March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/23/2023

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

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Boersma Insurance Services 100 Court Ave STE 310/450 Des Moines, IA 50309	CONTACT NAME:	Kory Boersma	
		PHONE (A/C, No, Ext):	515-327-7033	FAX (A/C, No):
		E-MAIL ADDRESS:	kory@boersmainurance.com	
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A : Auto Owners		
INSURED	Brothers Cleaning Corporation 4000 Colfax Ave Des Moines, IA 50317	INSURER B :		
		INSURER C :		
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	X	X	39383293	03/15/2023	03/15/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000	
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS	X	X	54-383293-01	03/15/2023	03/15/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			54-383293-00	03/15/2023	03/15/2024	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	X	A106-594-215	03/15/2023	03/15/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000

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

The City of Polk City is listed as additional insured. 30 day notice of cancellation to be provided to The City of Polk City for all listed policies. Governmental Immunity endorsement applies in favor to The City of Polk City.

CERTIFICATE HOLDER

CANCELLATION

The City of Polk City
112 S 3rd Street
PO Box 426
Polk City, IA 50226

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

DocuSigned by:

Emily Babcock

33CB6E541935467

CONTRACT NO. 123.0188.01

DATE _____

CONTRACT

THIS CONTRACT, made and entered into at Polk City, Iowa this 27th day of March, 2023, by and between the City of Polk City by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction," and Brothers Concrete, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the SUDAS Standard Specifications, 2023 Edition, and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

2023 STREET REPAIRS PROJECT

The Project includes the full depth PCC replacement of public streets, PCC driveway approach replacement, and PCC crack sealing at various locations in Polk City, Iowa. The Project consists of approximately 760 SY of PCC Full Depth Repair, modifications to seven storm sewer structures, and associated work.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of ONE HUNDRED TWENTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-ONE AND NO /100 dollars (\$128,781.00) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to fully complete the project 2023 STREET REPAIRS PROJECT, including any selected bid alternates, within 30 working days and to pay liquidated damages for noncompliance with said completion provisions at the rate of Five Hundred dollars (\$500.00) for each calendar day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

CONTRACTOR

By _____
Steve Karsjen, Mayor

Brothers Concrete
Contractor

(Seal)
ATTEST:

By _____
Signature

Jenny Coffin, Clerk

President
Title

4000 Colfax Ave
Street Address

Des Moines, IA 50317
City, State, Zip Code

515-554-5302
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 1 1 2 8 - 6 3 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.
2. Out-of-State Contractors:
 - A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.
 - B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

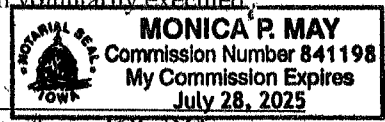
NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 20th day of March, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joscatto Valero and _____, to me known, who, being by me duly sworn, did say that they are the President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Joscatto Valero and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

[Handwritten Signature]



Notary Public in and for the State of Iowa
My commission expires July 28, 2025

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

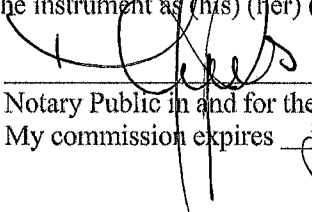
On this ____ day of _____, 20 __, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

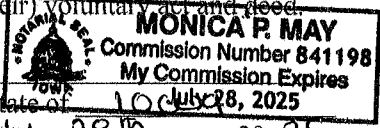
Notary Public in and for the State of _____
My commission expires _____, 20 _____

INDIVIDUAL ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 20th day of March, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Josecito Valero and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.


Notary Public in and for the State of Iowa
My commission expires July 28th, 2025



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____ County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

Notary Public in and for the State of _____
My commission expires _____, 20 _____

CONTRACT ATTACHMENT: ITEM 2 - BID ITEMS AND QUANTITIES

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices tabulated below as proposed by the Contractor in its proposal submitted in accordance with notice to bidders and notice of public hearing. All quantities are subject to revision by the Jurisdiction. Quantity changes that amount to 20% or less of the amount bid shall not affect the unit bid price.

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
2	EARTHWORK				
2.1	Below Grade Excavation (Core Out)	CY	68	\$ 25.00	\$ 1,700.00
2.2	Subgrade Treatment, Geogrid, Triangular	SY	205	\$ 6.00	\$ 1,230.00
2.3	Special Backfill	TON	6	\$ 95.00	\$ 570.00
6	STRUCTURES FOR SANITARY AND STORM				
6.1	Remove Intake (Top-Only)	EA	5	\$ 1,200.00	\$ 6,000.00
6.2	Remove Intake	EA	2	\$ 1,200.00	\$ 2,400.00
6.3	Intake, SW-501, Top-Only	EA	2	\$ 1,500.00	\$ 3,000.00
6.4	Intake, SW-503, Top-Only	EA	1	\$ 1,800.00	\$ 1,800.00
6.5	Intake, SW-505, Top-Only	EA	2	\$ 1,800.00	\$ 3,600.00
6.6	Intake, SW-501, Cast In Place	EA	1	\$ 5,500.00	\$ 5,500.00
6.7	Intake, SW-503, Cast In Place	EA	1	\$ 10,200.00	\$ 10,200.00
7	STREETS AND RELATED WORK				
7.1	Full Depth Patches	SY	440	\$ 83.00	\$ 36,520.00
7.2	Crack and Joint Cleaning and Filling, Hot Pour	LF	100	\$ 5.00	\$ 500.00
7.3	Removal of Paved Driveway	SY	11	\$ 65.00	\$ 715.00
7.4	Driveway, Paved, PCC, 6"	SY	11	\$ 95.00	\$ 1,045.00
8	TRAFFIC CONTROL				
8.1	Temporary Traffic Control	LS	1	\$ 3,500.00	\$ 3,500.00
11	GENERAL PROVISIONS				
11.1	Mobilization	LS	1	\$ 5,500.00	\$ 5,500.00

TOTAL CONSTRUCTION COST BASE BID \$ 83,780.00

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
2 EARTHWORK					
2.1A	Below Grade Excavation (Core Out)	CY	30	\$ 55.00	\$ 1,650.00
2.2A	Subgrade Treatment, Geogrid, Triangular	SY	90	\$ 6.00	\$ 540.00
STREETS AND RELATED WORK					
7.1A	Full Depth Patches	SY	180	\$ 83.00	\$ 14,940.00
8 TRAFFIC CONTROL					
8.1A	Temporary Traffic Control	LS	1	\$ 850.00	\$ 850.00
11 GENERAL PROVISIONS					
11.1A	Mobilization	LS	1	\$ 3,500.00	\$ 3,500.00

TOTAL CONSTRUCTION COST BID ALTERNATE A \$ 21,480.00

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
2 EARTHWORK					
2.1B	Below Grade Excavation (Core Out)	CY	12	\$ 55.00	\$ 660.00
2.2B	Subgrade Treatment, Geogrid, Triangular	SY	35	\$ 6.00	\$ 210.00
STREETS AND RELATED WORK					
7.1B	Full Depth Patches	SY	69	\$ 87.00	\$ 6,003.00
7.2B	Crack and Joint Cleaning and Filling, Hot Pour	LF	32	\$ 30.00	\$ 960.00
8 TRAFFIC CONTROL					
8.1B	Temporary Traffic Control	LS	1	\$ 850.00	\$ 850.00
11 GENERAL PROVISIONS					
11.1B	Mobilization	LS	1	\$ 3,500.00	\$ 3,500.00

TOTAL CONSTRUCTION COST BID ALTERNATE B \$ 12,183.00

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE
2 EARTHWORK					
2.1C	Below Grade Excavation (Core Out)	CY	11	\$ 55.00	\$ 605.00
2.2C	Subgrade Treatment, Geogrid, Triangular	SY	34	\$ 6.00	\$ 204.00
STREETS AND RELATED WORK					
7.1C	Full Depth Patches	SY	67	\$ 87.00	\$ 5,829.00
8 TRAFFIC CONTROL					
8.1C	Temporary Traffic Control	LS	1	\$ 1,200.00	\$ 1,200.00
11 GENERAL PROVISIONS					
11.1C	Mobilization	LS	1	\$ 3,500.00	\$ 3,500.00

TOTAL CONSTRUCTION COST BID ALTERNATE C \$ 11,338.00

SURETY BOND NO. GM 221871

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Brothers Cleaning Corporation dba Brothers Concrete, as Principal (hereinafter the “Contractor” or “Principal” and Great Midwest Insurance Company, as Surety are held and firmly bound unto City of Polk City, Iowa, as Obligee (hereinafter referred to as “the Jurisdiction”), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of ONE HUNDRED TWENTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-ONE AND NO /100 dollars (\$128,781.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 27th day of March, 2023, hereinafter the “Contract”) wherein said Contractor undertakes and agrees to construct the following described improvements:

2023 STREET REPAIRS PROJECT

The Project includes the full depth PCC replacement of public streets, PCC driveway approach replacement, and PCC crack sealing at various locations in Polk City, Iowa. The Project consists of approximately 440 SY of PCC Full Depth Repair, modifications to seven storm sewer structures, and associated work.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force but the penal sum for maintenance shall be reduced to the sum of ONE HUNDRED TWENTY-EIGHT THOUSAND SEVEN HUNDRED EIGHTY-ONE AND NO /100 dollars (\$128,781.00), which is the cost associated with those items shown on the proposal and in the Contract that require a maintenance bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor’s default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. PAYMENT: The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain

until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of four (4) years from the date of acceptance of the work under the Contract;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
 - D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.
 - E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Polk County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly, and severally, to pay the Jurisdiction all outlay and expense incurred therefor by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

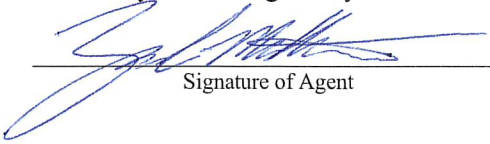
NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this 27th day of March, 2023.

Surety Countersigned By:



Signature of Agent

Zach Matter

Printed Name of Agent

Zip Bonds, LLC

Company Name

3737 Woodland Ave. Suite 505

Company Address

West Des Moines, IA 50266

City, State, Zip Code

888-435-4191

Company Telephone Number

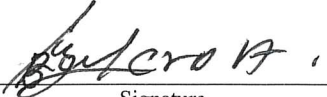
FORM APPROVED BY:

Attorney for Jurisdiction

PRINCIPAL:

Brothers Cleaning Corporation dba Brothers Concrete

Contractor

By: 

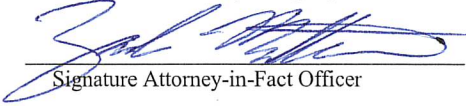
Signature
President.

Title

SURETY:

Great Midwest Insurance Company

Surety Company

By: 

Signature Attorney-in-Fact Officer

Zach Matter

Printed Name of Attorney-in-Fact Officer

Zip Bonds, LLC

Company Name

3737 Woodland Ave, Suite 505

Company Address

West Des Moines, IA 50266

City, State, Zip Code

888-435-4191

Company Telephone Number

NOTE:

- 1. All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
- 2. This bond must be sealed with the Surety's raised, embossing seal.
- 3. The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.
- 4. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.

POWER OF ATTORNEY
Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Zach Matter, Zach Mefferd, Tina Bockholt, Ryan Swalve, Havilah Watson

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

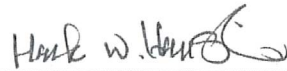
Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 11th day of February, 2021.

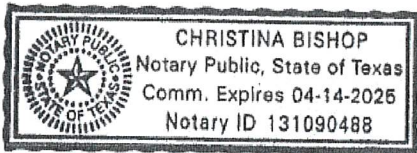



GREAT MIDWEST INSURANCE COMPANY

BY 
Mark W. Haushill
President

ACKNOWLEDGEMENT

On this 11th day of February, 2021, before me, personally came Mark W. Haushill to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



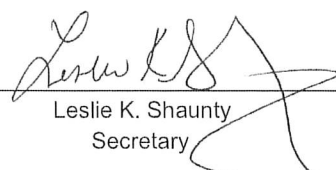
BY 
Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 27 Day of March, 2023.



BY 
Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.



**APPLICATION FORM
FOR
Special Events
City of Polk City, Iowa**

Permit # _____

Application Fee* **\$50**

**application fee waived for 501(c)(3) organizations and block party requests*

Thank you for your interest in the City of Polk City!

A special event would be classified as a parade, run/walk/bike, fundraiser, farmers market, fair/festival, outdoor concert OR temporary structure including but not limited to tents over 200sf, canopy, stage, inflatables. The City of Polk City must approve your application prior to advertising your event on City's property or public right-of-way for a special event. Application process must begin at least a minimum of 45 days prior to the requested date of the event.

Please check the following type of event:

<input type="radio"/> Parade	<input type="radio"/> Farmers market
<input type="radio"/> Run/Walk/Bike	<input type="radio"/> Fair/Festival
<input type="radio"/> Outdoor Concert	<input type="radio"/> Temporary Structure(s)
<input checked="" type="radio"/> Fundraiser	<input type="radio"/> Other (please specify) _____

Contact Information:

Contact Name & Title: <small>*(contact must be onsite for setup & teardown of event)</small>	Jacob Duncalf, America Legion Rider
Contact Mailing Address:	114 W Broadway, Polk City IA 50226
Contact Phone number:	515-802-0423
Contact Email Address:	jjduncalf46@gmail.com
Sponsor Organization: <small>*(if applicable)</small>	Polk City American Legion

Event Information:

Name of Event:	Sleeping Angels	Requested event location:	114 W Broadway Polk City IA 50226
Event Date(s) & Time(s):	5-6-2023	Event Setup & Teardown: (dates & times)	11am-2pm
Estimated Attendance:	400	Number of Vehicles:	350
Will Event Fee Be Charged?	Y or N NO	Event Fee Amount: (if applicable)	Free
Product Sales on Site:	Y or N no	Amplified sounds: (a noise waiver may be required)	Y or N Yes
Tent and/or canopy:	Y or N Qty. <u> </u> No	Inflatables: (valid State of Iowa permit required)	Y or N Qty. <u> </u> No
Access to water:	Y or N Yes	Access to electricity:	Y or N Yes
Alcoholic Beverages: <small>(must obtain Iowa Beverage Permit with outdoor services & area of alcohol must be fenced off)</small>	Y or N Yes	Portable Toilets: <small>*(1 toilet for every 250 people est.)</small>	Y or N Qty. <u> </u> No
Street Closure:	Y or N Qty. <u> </u> Yes	On Street Parking Closure:	Y or N Qty. <u> </u> Yes

Event Description: (describe activities)

Sleeping Angels fund raiser will have around 300 to 400 motorcycles and is a fund raiser for a local charity. We will be serving hamburgers and hotdogs and will have outdoor beer sales. We request the street closure to all for motorcycle parkin. We plan to use our own barriers.

Information about temporary structures: (stage, tables, inflatables, etc.; include location(s) on the site plan illustration)

NA

Barricades Required:	Qty. <u>NA</u>	Security on site:	Y or N No
Traffic Control:	Y or N Yes	Emergency Services:	Y or N No

Street or parking closures require barricades/setup & removal by maintenance staff. Applicant will be billed at a rate of \$115/hour per staff person/equipment. ** fees waived for 501(c)(3) and block party requests*

Security Services are available if the need is anticipated during the event.

Events serving alcohol will require Law Enforcement Officers to be on-site at each entrance/exit during said event and events interfering with non-participating vehicle traffic will require crowd/traffic control by a Law Enforcement Officer at each location. Applicant will be billed at a rate of \$50/hour per officer – minimum 3 hours.

Emergency Services are available if the need is anticipated during the event.

Events requesting first aid stations will require a gator & stand-by staff at each location. Applicant will be billed at a rate of \$50/hour per staff personnel/equipment

Events requesting ambulance on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$75/hour per for ambulance and \$23.22/hour per staff personnel

Events requesting firetruck protection on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$300/hour for 4 personnel/equipment.

Additional Remarks: Rquest traffic control to get all the motorcycles out of Polk City safely

Applicant understands and agrees that by submitting this application to the City, applicant certifies the information provided is true and correct, and that false information may be grounds for denial of this application. In addition to the City’s approval, applicant is responsible to obtain any additional permits or approvals required by State or Federal regulations applicable to the Special Event. Further, it is understood, that the activities at all times during the event shall comply with all City, State and Federal laws, ordinances and regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances.

Signature and Title of Applicant: Jacob Duncalf

Date: 3 / 20 / 2023

✓ *If Provided*

	Site Plan Illustration
	Certificate of Insurance with City of Polk City named as certificate holder; general liability in the amount of \$2,000,000 per incident/\$3,000,000 aggregate
	Application fee plus any other applicable fees

OFFICIAL USE ONLY:

Department approvals:

Fire Chief: _____ Police Chief: _____

Public Works Director: _____ City Manager: _____



**APPLICATION FORM
FOR
Special Events
City of Polk City, Iowa**

Permit # _____
Application Fee* \$50

**application fee waived for 501(c)(3) organizations and block party requests*

Thank you for your interest in the City of Polk City!

A special event would be classified as a parade, run/walk/bike, fundraiser, farmers market, fair/festival, outdoor concert OR temporary structure including but not limited to tents over 200sf, canopy, stage, inflatables. The City of Polk City must approve your application prior to advertising your event on City's property or public right-of-way for a special event. Application process must begin at least a minimum of 45 days prior to the requested date of the event.

Please check the following type of event:

<input type="radio"/> Parade	<input type="radio"/> Farmers market
<input type="radio"/> Run/Walk/Bike	<input type="radio"/> Fair/Festival
<input type="radio"/> Outdoor Concert	<input type="radio"/> Temporary Structure(s)
<input checked="" type="radio"/> Fundraiser	<input type="radio"/> Other (please specify) _____

Contact Information:

Contact Name & Title: <small>*(contact must be onsite for setup & teardown of event)</small>	Jacob Duncalf, America Legion Rider
Contact Mailing Address:	114 W Broadway, Polk City IA 50226
Contact Phone number:	515-802-0423
Contact Email Address:	jjduncalf46@gmail.com
Sponsor Organization: <small>*(if applicable)</small>	Polk City American Legion

Event Information:

Name of Event:	Bike Night	Requested event location:	114 W Broadway Polk City IA 50226
Event Date(s) & Time(s):	5-12-2023	Event Setup & Teardown: (dates & times)	4am-9pm
Estimated Attendance:	200	Number of Vehicles:	300
Will Event Fee Be Charged?	Y or N NO	Event Fee Amount: (if applicable)	Free
Product Sales on Site:	Y or N no	Amplified sounds: (a noise waiver may be required)	Y or N Yes
Tent and/or canopy:	Y or N Qty. <u> </u> No	Inflatables: (valid State of Iowa permit required)	Y or N No Qty. <u> </u>
Access to water:	Y or N Yes	Access to electricity:	Y or N Yes
Alcoholic Beverages: <small>(must obtain Iowa Beverage Permit with outdoor services & area of alcohol must be fenced off)</small>	Y or N Yes	Portable Toilets: <small>*(1 toilet for every 250 people est.)</small>	Y or N No Qty. <u> </u>
Street Closure:	Y or N Yes Qty. <u> </u>	On Street Parking Closure:	Y or N Yes Qty. <u> </u>

Event Description: (describe activities)

Bike night is a fund raiser for Holiday for Heros will have around 100 to 200 motorcycles and is a fund raiser for the Polk City American Legion.

We will be serving hamburgers and hotdogs and will have outdoor beer sales. We request the street closure to all for motorcycle parkin. We plan to use our own barriers.

Information about temporary structures: (stage, tables, inflatables, etc.; include location(s) on the site plan illustration)

NA

Barricades Required:	Qty. <u>NA</u>	Security on site:	Y or N No
Traffic Control:	Y or N No	Emergency Services:	Y or N No

Street or parking closures require barricades/setup & removal by maintenance staff. Applicant will be billed at a rate of \$115/hour per staff person/equipment. ** fees waived for 501(c)(3) and block party requests*

Security Services are available if the need is anticipated during the event.

Events serving alcohol will require Law Enforcement Officers to be on-site at each entrance/exit during said event and events interfering with non-participating vehicle traffic will require crowd/traffic control by a Law Enforcement Officer at each location. Applicant will be billed at a rate of \$50/hour per officer – minimum 3 hours.

Emergency Services are available if the need is anticipated during the event.

Events requesting first aid stations will require a gator & stand-by staff at each location. Applicant will be billed at a rate of \$50/hour per staff personnel/equipment

Events requesting ambulance on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$75/hour per for ambulance and \$23.22/hour per staff personnel

Events requesting firetruck protection on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$300/hour for 4 personnel/equipment.

Additional Remarks:

Applicant understands and agrees that by submitting this application to the City, applicant certifies the information provided is true and correct, and that false information may be grounds for denial of this application. In addition to the City’s approval, applicant is responsible to obtain any additional permits or approvals required by State or Federal regulations applicable to the Special Event. Further, it is understood, that the activities at all times during the event shall comply with all City, State and Federal laws, ordinances and regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances.

Signature and Title of Applicant: Jacob Duncalf

Date: 3 / 20 / 2023

✓ *If Provided*

	Site Plan Illustration
	Certificate of Insurance with City of Polk City named as certificate holder; general liability in the amount of \$2,000,000 per incident/\$3,000,000 aggregate
	Application fee plus any other applicable fees

OFFICIAL USE ONLY:

Department approvals:

Fire Chief: _____ Police Chief: _____

Public Works Director: _____ City Manager: _____



City of Polk City, Iowa City Council Agenda Communication

Date: March 27, 2023 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager
Subject: Billing Clerk job description

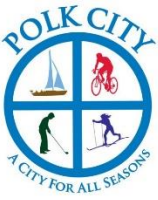
BACKGROUND: For the City Council's consideration on Monday is a job description for Billing Clerk. With Carol Thornburg's resignation from the city, we will be taking applications to fill her position. In reviewing the job description, I would propose we change the job title to Billing Clerk from Accounting Specialist.

The job description and job responsibilities will remain the same, this is just an amendment to the job title.

ALTERNATIVES: Do not approve the job description

FINANCIAL CONSIDERATIONS: There are no financial considerations to amend the job description. This is also not a new position, it is a budgeted for position in both city budgets, FY2023 and FY2024.

RECOMMENDATION: It is my recommendation that the Council approve the amended job description.



City of Polk City, Iowa

City Council Agenda Communication

Date: March 27, 2023 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Jason Thraen, Parks & Recreation Director and Jeremy Siepker, Chief of Police
Subject: Polk City Friends of the Parks Earth Day 5K Town Square & Street Usage

BACKGROUND: Polk City Friends of the Parks will be hosting their 2nd Annual Earth Day Family 5K Run/Walk on Saturday, April 22nd. This event will be one of the group's two large fundraisers throughout the year. Proceeds of the event will go toward the Van Dorn Pocket Park and Town Square improvements. The event will start and finish at Town Square with the 5K route going through the Deer Haven and Marina Cove neighborhoods. The request to close two blocks of Van Dorn Street will allow for increased safety and spacing for kids' activities and the starting/finishing line(s) area. Portions of Town Square will be utilized for race check-in and organized activities.

ALTERNATIVES: Do not approve Van Dorn Street closure requests.

FINANCIAL CONSIDERATIONS: Staff time to have barricades in place. Street closure fee included on special event application to be waived.

RECOMMENDATION: Approve Van Dorn Street closure requests.



**APPLICATION FORM
FOR
Special Events**
City of Polk City, Iowa

Permit # 2023-0320

Application Fee* \$50

**application fee waived for 501(c)(3) organizations and block party requests*

Thank you for your interest in the City of Polk City!

A special event would be classified as a parade, run/walk/bike, fundraiser, farmers market, fair/festival, outdoor concert OR temporary structure including but not limited to tents over 200sf, canopy, stage, inflatables. The City of Polk City must approve your application prior to advertising your event on City's property or public right-of-way for a special event. Application process must begin at least a minimum of 45 days prior to the requested date of the event.

Please check the following type of event:

<input type="radio"/> Parade	<input type="radio"/> Farmers market
<input checked="" type="radio"/> Run/Walk/Bike	<input type="radio"/> Fair/Festival
<input type="radio"/> Outdoor Concert	<input type="radio"/> Temporary Structure(s)
<input type="radio"/> Fundraiser	<input type="radio"/> Other (please specify) _____

Contact Information:

Contact Name & Title: <small>*(contact must be onsite for setup & teardown of event)</small>	Jessica Faue, Chair
Contact Mailing Address:	PO Box 426, Polk City, IA 50226
Contact Phone number:	515-371-5864
Contact Email Address:	polkcityFriendsOfTheParks@gmail.com
Sponsor Organization: <small>*(if applicable)</small>	Polk City Friends of the Parks

Event Information:

Name of Event:	Earth Day Family 5K Run/Walk	Requested event location:	- Town Square - Race Route (attached)
Event Date(s) & Time(s):	Saturday, April 22 9am - 12pm	Event Setup & Teardown: (dates & times)	Setup 4/22/23 7am Teardown 4/22/23 1pm
Estimated Attendance:	150	Number of Vehicles:	0
Will Event Fee Be Charged?	<input checked="" type="radio"/> Y or <input type="radio"/> N	Event Fee Amount: (if applicable)	Single \$ 10 Family \$ 25
Product Sales on Site:	<input type="radio"/> Y or <input checked="" type="radio"/> N	Amplified sounds: (a noise waiver may be required)	<input checked="" type="radio"/> Y or <input type="radio"/> N
Tent and/or canopy:	<input type="radio"/> Y or <input checked="" type="radio"/> N Qty. _____	Inflatables: (valid State of Iowa permit required)	<input type="radio"/> Y or <input checked="" type="radio"/> N Qty. _____
Access to water:	<input type="radio"/> Y or <input checked="" type="radio"/> N	Access to electricity:	<input checked="" type="radio"/> Y or <input type="radio"/> N
Alcoholic Beverages: <small>(must obtain Iowa Beverage Permit with outdoor services & area of alcohol must be fenced off)</small>	<input type="radio"/> Y or <input checked="" type="radio"/> N	Portable Toilets: <small>*(1 toilet for every 250 people est.)</small>	<input checked="" type="radio"/> Y or <input type="radio"/> N Qty. <u>1</u>
Street Closure:	<input checked="" type="radio"/> Y or <input type="radio"/> N Qty. <u>1</u>	On Street Parking Closure:	<input type="radio"/> Y or <input checked="" type="radio"/> N Qty. _____

Van Dorn St. From
3rd to 1st

Event Description: (describe activities)

Family 5K Run/Walk with proceeds going towards park improvements. Some local demonstrations setup on the square that relate to Earth Day.

Information about temporary structures: (stage, tables, inflatables, etc.; include location(s) on the site plan illustration)

Tables and pop-up tents on the square.

Barricades Required:	Qty. <u>8</u>	Security on site:	Y or <u>N</u>
Traffic Control:	Y or N	Emergency Services:	Y or <u>N</u>

Street or parking closures require barricades/setup & removal by maintenance staff. Applicant will be billed at a rate of \$115/hour per staff person/equipment. * fees waived for 501(c)(3) and block party requests

Security Services are available if the need is anticipated during the event.

Events serving alcohol will require Law Enforcement Officers to be on-site at each entrance/exit during said event and events interfering with non-participating vehicle traffic will require crowd/traffic control by a Law Enforcement Officer at each location. Applicant will be billed at a rate of \$40/hour per officer.

Emergency Services are available if the need is anticipated during the event.

Events requesting first aid stations will require a gator & stand-by staff at each location. Applicant will be billed at a rate of \$50/hour per staff personnel/equipment

Events requesting ambulance on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$75/hour per for ambulance and \$23.22/hour per staff personnel

Events requesting firetruck protection on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$300/hour for 4 personnel/equipment.

Additional Remarks:

Money raised will go toward Van Dorn Pocket Park and town square improvements.

Applicant understands and agrees that by submitting this application to the City, applicant certifies the information provided is true and correct, and that false information may be grounds for denial of this application. In addition to the City's approval, applicant is responsible to obtain any additional permits or approvals required by State or Federal regulations applicable to the Special Event. Further, it is understood, that the activities at all times during the event shall comply with all City, State and Federal laws, ordinances and regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances.

Signature and Title of Applicant:

James Campbell Fauce

Date:

3/3/23

✓ If Provided

✓	Site Plan Illustration
✓	Certificate of Insurance with City of Polk City named as certificate holder; general liability in the amount of \$2,000,000 per incident/\$3,000,000 aggregate
✓	Application fee plus any other applicable fees

OFFICIAL USE ONLY:

Department approvals:

Fire Chief: _____ Police Chief: Jim
Public Works Director: _____ City Manager: _____

Parkso Rec: JT



City of Polk City



Van Dorn closed from 3rd to 1st



Town Square



POLK CITY

FRIENDS OF THE PARKS

EARTH DAY
FAMILY 5K
RUN / WALK

E Grimes St

Polk City R

Way Meat
Grocery

Trail

NW Polk City Dr

Marina Cove Park

Twelve Oaks Park





City of Polk City, Iowa

City Council Agenda Communication

Date: March 22, 2023
To: Mayor & City Council
From: Chief Jeremy Siepker
Subject: June 2nd Street Closure

BACKGROUND: The Polk City Police Department in conjunction with the Polk City Police Officers' Association will be hosting our third annual PCPD Summer Kick-off Event on the City Square, Friday June 2nd from 5:30-8:00 pm. This event will include emergency vehicle displays, family friendly activities, and an opportunity for the Polk City community to come out and meet the officers and staff. Food will also be available for free-will donation to the Polk City Police Officers' Association.

To accommodate the emergency vehicle display and activities I am requesting approval for temporary street closure in the 100 Block of 2nd Street between Broadway and Van Dorn Street.

At the conclusion of our event Polk City Parks and Rec will be hosting a movie in the park and would need to extend the same street closure until 10:30pm to accommodate appropriate seating and safety for those attending the movie event.

ALTERNATIVES: Do not approve the temporary road closure.

FINANCIAL CONSIDERATIONS: N/A

RECOMMENDATION: It is my recommendation that the council approve the temporary closure of the 200 block of 2nd Street between Broadway and Van Dorn Street June 2nd 2023 from 12pm – 10:30pm.



**APPLICATION FORM
FOR
Special Events**
City of Polk City, Iowa

Permit # _____
Application Fee* \$50

**application fee waived for 501(c)(3) organizations and block party requests*

Thank you for your interest in the City of Polk City!

A special event would be classified as a parade, run/walk/bike, fundraiser, farmers market, fair/festival, outdoor concert OR temporary structure including but not limited to tents over 200sf, canopy, stage, inflatables. The City of Polk City must approve your application prior to advertising your event on City's property or public right-of-way for a special event. Application process must begin at least a minimum of 45 days prior to the requested date of the event.

Please check the following type of event:

<input type="radio"/> Parade	<input type="radio"/> Farmers market
<input type="radio"/> Run/Walk/Bike	<input type="radio"/> Fair/Festival
<input type="radio"/> Outdoor Concert	<input type="radio"/> Temporary Structure(s)
<input checked="" type="radio"/> Fundraiser	<input type="radio"/> Other (please specify) _____

Contact Information:

Contact Name & Title: <small>*(contact must be onsite for setup & teardown of event)</small>	<i>Jeremy Sieker, Chief</i>
Contact Mailing Address:	
Contact Phone number:	
Contact Email Address:	
Sponsor Organization: <small>*(if applicable)</small>	<i>Polk City Police Officers Association</i>

Event Information:

Name of Event:	<i>2023 Summer Kick-off event</i>	Requested event location:	<i>Squire + 200 Bvn 2nd St</i>
Event Date(s) & Time(s):	<i>June 2nd 10:30-5:30-8p</i>	Event Setup & Teardown: (dates & times)	<i>June 2nd 12p-10:30</i>
Estimated Attendance:	<i>600</i>	Number of Vehicles:	<i>N/A</i>
Will Event Fee Be Charged?	<i>Y or N</i>	Event Fee Amount: (if applicable)	
Product Sales on Site:	<i>Y or N</i>	Amplified sounds: (a noise waiver may be required)	<i>Y or N</i>
Tent and/or canopy: <i>Small pop-up tents</i>	<i>Y or N</i> Qty. <i>5-10</i>	Inflatables: (valid State of Iowa permit required)	<i>Y or N</i> Qty. <i>2</i>
Access to water:	<i>Y or N</i>	Access to electricity:	<i>Y or N</i>
Alcoholic Beverages: (must obtain Iowa Beverage Permit with outdoor services & area of alcohol must be fenced off)	<i>Y or N</i>	Portable Toilets: <small>*(1 toilet for every 250 people est.)</small>	<i>Y or N</i> Qty. <i>2</i>
Street Closure:	<i>Y or N</i> Qty. _____	On Street Parking Closure:	<i>Y or N</i> Qty. _____

Event Description: (describe activities)

PCPOA Summer Kick off event
Activities, vehicle displays + free will donation food

Information about temporary structures: (stage, tables, inflatables, etc.; include location(s) on the site plan illustration)

Barricades Required:	Qty. <u>4</u>	Security on site:	<input checked="" type="radio"/> Y or <input type="radio"/> N
Traffic Control:	<input type="radio"/> Y or <input checked="" type="radio"/> N	Emergency Services:	<input type="radio"/> Y or <input checked="" type="radio"/> N

Street or parking closures require barricades/setup & removal by maintenance staff. Applicant will be billed at a rate of \$115/hour per staff person/equipment. * fees waived for 501(c)(3) and block party requests

Security Services are available if the need is anticipated during the event.

Events serving alcohol will require Law Enforcement Officers to be on-site at each entrance/exit during said event and events interfering with non-participating vehicle traffic will require crowd/traffic control by a Law Enforcement Officer at each location. Applicant will be billed at a rate of \$40/hour per officer.

Emergency Services are available if the need is anticipated during the event.

Events requesting first aid stations will require a gator & stand-by staff at each location. Applicant will be billed at a rate of \$50/hour per staff personnel/equipment

Events requesting ambulance on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$75/hour per for ambulance and \$23.22/hour per staff personnel

Events requesting firetruck protection on site will require stand-by staff with equipment. Applicant will be billed at a rate of \$300/hour for 4 personnel/equipment.

Additional Remarks:

Applicant understands and agrees that by submitting this application to the City, applicant certifies the information provided is true and correct, and that false information may be grounds for denial of this application. In addition to the City's approval, applicant is responsible to obtain any additional permits or approvals required by State or Federal regulations applicable to the Special Event. Further, it is understood, that the activities at all times during the event shall comply with all City, State and Federal laws, ordinances and regulations. The City reserves the right to impose special guidelines and restrictions based on the nature of the proposed event and its attendant circumstances.

Signature and Title of Applicant: Justin, Police Chief

Date: 3/22/23

✓ If Provided

	Site Plan Illustration
	Certificate of Insurance with City of Polk City named as certificate holder; general liability in the amount of \$2,000,000 per incident/\$3,000,000 aggregate
	Application fee plus any other applicable fees

OFFICIAL USE ONLY:

Department approvals:

Fire Chief: _____ Police Chief: _____

Public Works Director: _____ City Manager: _____



City of Polk City, Iowa

City Council Agenda Communication

Date: March 27, 2023 - City Council Meeting
To: Mayor Steve Karsjen, City Council, & City Manager
From: Fire Chief - Karla Hogrefe

Subject: Maintenance Lieutenant Promotion

BACKGROUND: The Fire Department has had an opening for the Maintenance Lieutenant for a couple of months. We are ready to fill this position and believe that we have the perfect candidate for this position. We would like to promote Firefighter/EMT Brice Hibbing to Maintenance Lieutenant. Brice has dedicated 13 years as a member of the Polk City Fire Department. He has a lot of respect from the department and has a very strong knowledge base regarding tools, equipment, and apparatus maintenance. He has a strong belief in preventative maintenance and will be key to keeping our tools, equipment, and apparatus in good working order.

ALTERNATIVES: Do not approve the change.

FINANCIAL CONSIDERATIONS: Brice's pay will go up \$1.00 per hour to \$18.50 and he will clock in while performing officer duties.

RECOMMENDATION: It is my recommendation that the City Council set pay for this promotion.



City of Polk City, Iowa

City Council Agenda Communication

Date: March 22, 2023
To: Mayor Karsjen & City Council
From: Chief Jeremy Siepker
Subject: Sergeant job description

BACKGROUND: The Police Department intends to promote or hire a Patrol Sergeant so serve as a evening/night first line supervisor in FY24. The position would be non-exempt and directly reports to the Lieutenant. Attached is the Sergeant job description for Council approval. This position was not active with the Police Department when council was last presented with updated job descriptions so it is being presented now in preparation of adding a Sergeant to the organizational chart.

ALTERNATIVES: Do not approve the job description.

FINANCIAL CONSIDERATIONS: There are no financial considerations for the job description. The promotion, when filled, will have financial considerations. The Sergeant will have a higher wage than the Patrol Officers and that is factored into the proposed FY24 budget.

RECOMMENDATION: It is my recommendation that Council approve the Sergeant job description.



City of Polk City

Title:	Police Sergeant
Department:	Police
Status:	Regular Full-time;/ Non-Exempt
Reports to:	Police Lieutenant
Supervises:	All lower ranking police department employees, both sworn and civilian
Pay Grade:	TBD

POSITION FUNCTION:

Under general direction, act as a first line supervisor for police officers and civilian police staff. Position requires use of seasoned judgement in the command of subordinates under normal and emergency conditions.

DUTIES AND RESPONSIBILITIES:

1. Oversee departmental operations.
2. Enforce city, state, and federal statutes, laws and ordinances.
3. Prevent, detect, and investigate crimes, incidents, and crashes.
 - a. Arrest violators
 - b. Provide aid and comfort to the citizens in emergency situations.
4. Operation of a patrol vehicle.
5. Patrol assigned area and initiate appropriate field activity.
6. Traffic Enforcement.
7. Criminal apprehension and case investigation.
8. Evidence recovery and processing.
9. Testify in court and other hearings in conformance with established policies.
10. Supervise and direct all lower ranking police department employees.
11. Monitors, responds to, oversees and makes sure all calls for service are handled by the assigned officer appropriately.
12. Respond to all major incidents and establish incident command and securing needed resources at the scene until relieved by a superior ranking officer.
13. Processes and respond to general public inquiries and concerns as requested. Takes police reports from public as needed.
14. Considerable knowledge of modern police practices and methods.
15. Considerable knowledge of department procedures, rules and regulations.
16. Considerable knowledge of applicable federal, state, and local laws and ordinances, including laws of arrests.
17. Assures fair and consistent treatment of all employees and that all employees comply with all City and Department policies and procedures.
18. Considerable knowledge of the street layout and geography of Polk City.
19. Knowledge of the principles and methods of organization, management, and supervision.
20. Ability to assign, supervise, review, and evaluate the work of subordinates.

21. Ability to communicate effectively both orally and in writing.
22. Ability to analyze situations quickly and objectively and determine proper courses of action.
23. Ability to maintain records and prepare reports.
24. Ability to maintain effective working relationships with others.
25. Ability to meet physical requirements as may be established by competent authority.
26. Skill in the use of firearms and such other regular and special police equipment as may be assigned.
27. Knowledge of police communications and regulations.
28. Review and approve police reports to ensure accuracy and completeness.
29. Adhere to all City policies and procedures.
30. At times be on-call to respond as needed outside of normal scheduled hours.

Any duties assigned by the Chief of Police.

This job description is not intended to limit the responsibilities of an employee assigned to this position to those duties listed above. The employee is expected to follow any other reasonable instructions and perform any other reasonable duties assigned by the Chief of Police. The level of involvement may vary based on need and individual capabilities.

SKILLS AND ABILITIES:

Must meet all requirements as detailed by the Iowa Law Enforcement Academy as they apply to a certified police officer. Must speak and write English in a clear and distinct manner which can be understood by a wide variety of citizens. Must apply common sense understanding to the work environment, procedures, programs and services offered by the Police Department and follow and carry out general written and/or verbal instructions effectively.

1. Understanding of departmental policies and procedures, goals and mission
 2. Ability to handle confidential information in a sensitive manner.
 3. Ability to analyze situations and adopt a quick, effective and reasonable course of action during stressful, emotional and/or physically taxing situations.
 4. Knowledge of equipment used in law enforcement, including weaponry, communications, computers, and automotive equipment
 5. Good training and instructional abilities.
 6. Ability to write clear, accurate, factual and concise reports.
 7. Knowledge of federal, state and local laws and ordinances
 8. Ability to communicate effectively, both orally and in writing
 9. Ability to establish and maintain effective working relationships with others
 10. Excellent and safe driving techniques under emergency and non-emergency conditions.
 11. Must be of good moral character.
 12. Ability to take initiative with little direct supervision.
 13. Ability to lift, carry, push, and pull up to 50 pounds.
 14. Ability to withstand periods of physical exertion to include running, walking, standing for long periods of time, lifting and exposure to heat and extreme cold conditions.
-

TRAINING AND EXPERIENCE:

Minimum requirements include: ILEA Certification, a high school diploma or equivalent. Associates degree or higher degree in Criminal Justice or closely related field preferred. At least three years of experience with the Polk City Police Department or minimum five years of experience in law enforcement.

OTHER NECESSARY REQUIREMENTS:

1. Valid Iowa driver's license
2. Pre-employment drug testing and criminal background history check if not currently employed with the Polk City Police Department.



Polk City Police Department

309 W Van Dorn St. P.O.Box 381

Polk City, Iowa 50226

Phone: 515-984-6565 Fax 515-984-6819 email: police@polkcityia.gov

Service Integrity Respect Quality

To: Honorable Mayor and Council Members

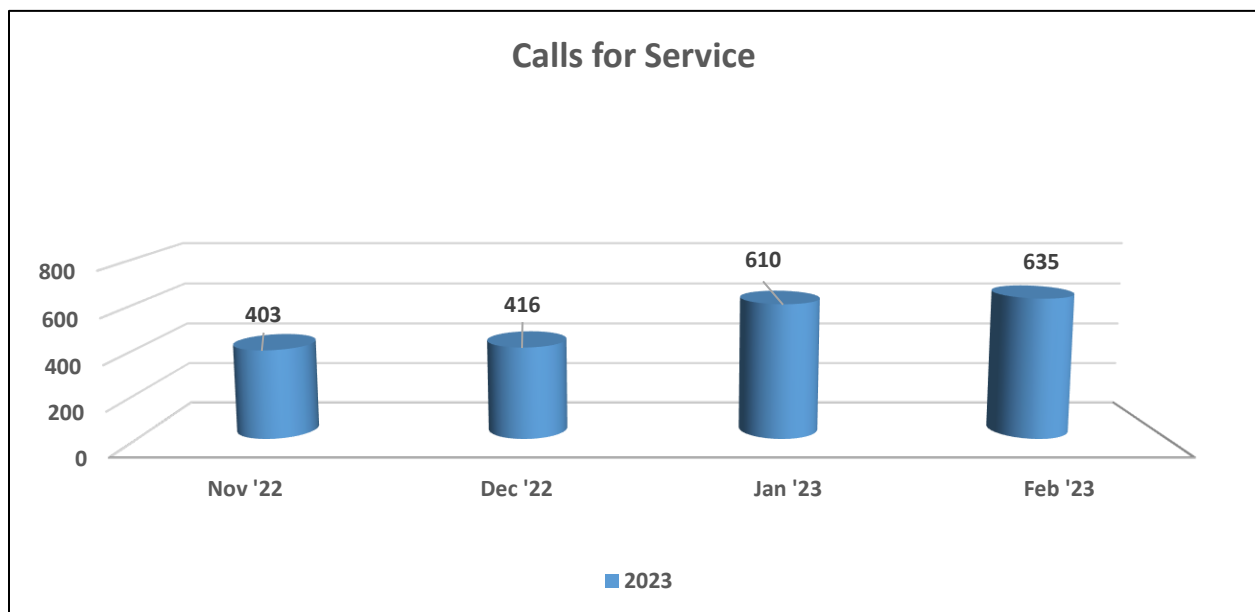
From: Lieutenant Aswegan

Date: March 10th, 2023

Re: February 2023 Monthly Report

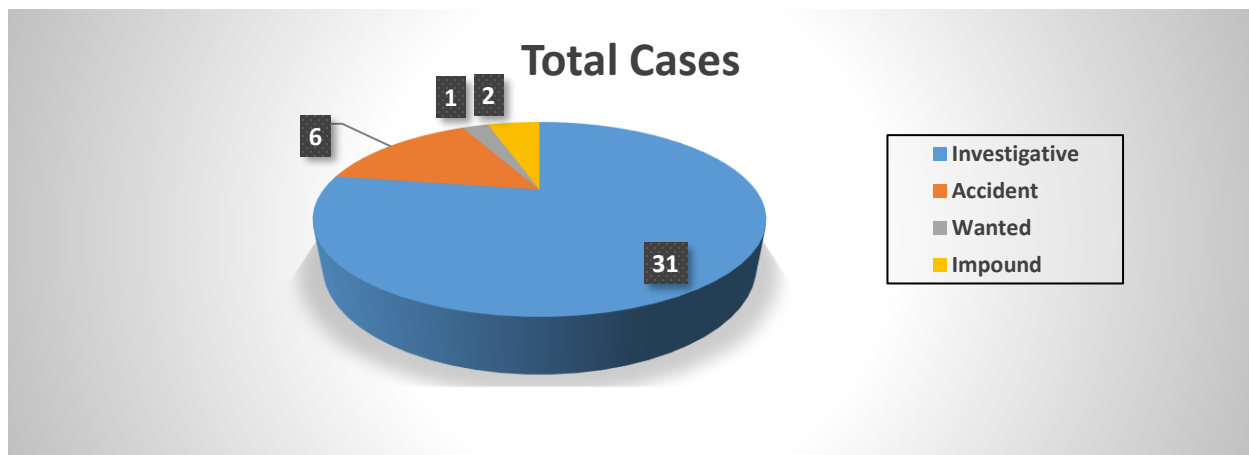
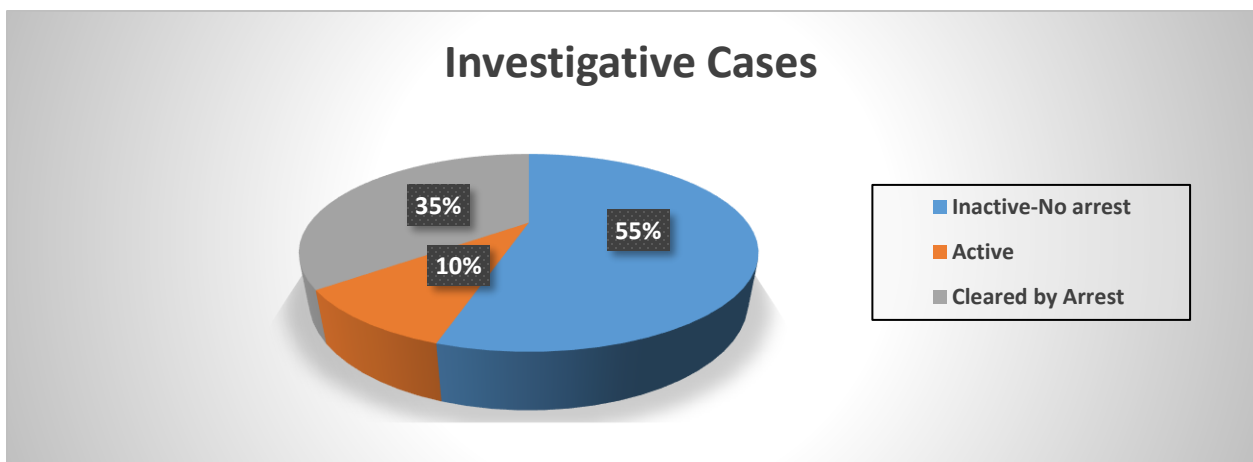
Calls for Service

The total calls for service for the month of February were **635**. This includes response to citizen complaints/reports, assists, self-initiated activities such as traffic stops, building checks, suspicious persons, and case follow up. Among these calls for service Polk City Officers conducted **226** traffic stops.



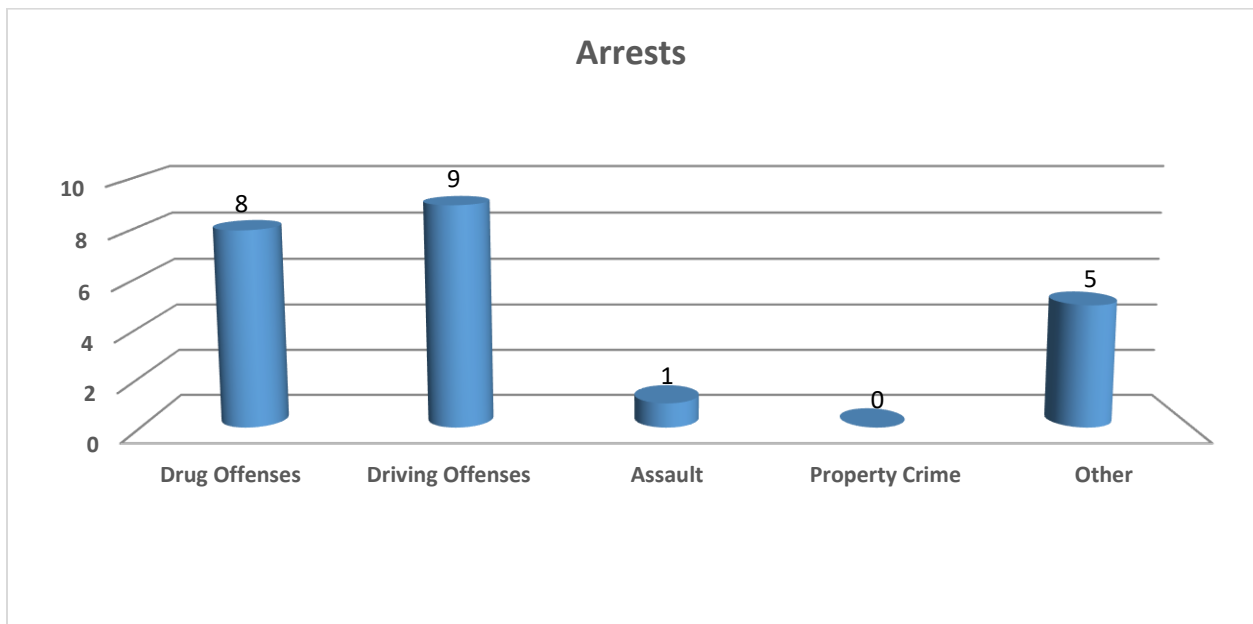
Cases Made

The Police Department had **40** total cases during the month of February. **31** of the cases were investigative incident reports, **6** were for traffic collisions, **2** for vehicle impounds and **1** was for a warrant arrest. There are **3** active investigations this month. There was a **35%** rate of cases cleared by arrest, for investigative cases in February.



Arrests Made

The Police Department made **21** arrests and issued **49** citations and **187** warnings. The arrests consisted of **9** driving related offenses, **8** drug related offenses, **1** Assault, and **5** for outstanding arrest warrants.



Notable Incidents

23-0040

On February 6th at about 1215 pm, a Polk City Police Officer was dispatched to a reckless driver. The officer found the vehicle being driven recklessly on NW Polk City Drive. A traffic stop was conducted and the driver was identified as a 29 year old male from Polk City. An investigation revealed the driver was under the influence of a drug other than alcohol. The defendant was charged with Operating While Intoxicated-2nd Offense and booked into the Polk County jail.

23-0045

On February 15th a Polk City Police Officer stopped a vehicle for a traffic violation. The driver was identified as a 40-year-old Ankeny man. An investigation revealed the driver was in possession of numerous THC products and paraphernalia. He was also found to be under the influence of Cannabis. He was charged with Operating While Intoxicated-1st Offense, Possession of Marijuana-3rd Offense, and Possession of Drug Paraphernalia. He was booked into the Polk County Jail.

23-0069

On February 26th a Polk City Police Officer stopped a vehicle after seeing it take a wide turn and running up a curb. The driver, a 39 year old Polk City woman, was determined to be intoxicated. She was arrested for OWI-1st Offense and during the arrest she resisted officers. She was additionally charged with Interference with Official Acts. A male passenger interfered with officers during the arrest of the driver and was also arrested. He was charged with Public Intoxication and Interference w/ Official Acts.

Officer Training

Chief Siepker conducted initial training to be certified as a drone operator. Drones are becoming more commonly used by law enforcement agencies to search a large area for a suspect or evidence. Many times, these searches have been labor-intensive requiring many officers to search areas in unsafe conditions. Using a drone decreases labor and increases the safety of all those involved in these incidents. Additional training will be required in the future and additional staff members will receive the training as well.

In-Service Training

February in-service training was administered by Officer Sherman who trained the patrol staff on proper procedures to collect specimens from a suspect in impaired driving investigations.

Aicher 19
Wilson 1
Delaney 1
Blaha-Polson 2
Sherman 3
Whipple 3
Aswegan 1
Siepker 4

Total Training Hours: 34

K9 Program

Polk City PD K9 Team, Officer Aicher and Eudoris, logged 16 hours of training in February. Training was on narcotics detection, article searching, and subject apprehension.



On February 27th, a Polk City Police Officer investigated a suspicious person sleeping in a vehicle in the 600 block of W. Van Dorn Street. During the investigation, officers called out the Polk City PD K9 team. Officer Aicher & Eudoris responded. Eudoris was deployed on the vehicle

and gave a positive response to the odor of drugs in the vehicle.

Officers searched the vehicle and seized 12 items of drug paraphernalia, including methamphetamine smoking pipes, tubing, and scales. The 32-year-old Des Moines woman was arrested for Possession of Drug Paraphernalia.

On February 19th, Officer Aicher and Eudoris visited the Polk City Cub Scouts to showcase how they find evidence for officers in the field. Their visit and demonstration helped the Cub Scouts meet some of the requirements of their program.



Community Outreach



Polk City Officers joined some members of the Polk City Fire Department in a game of dodge ball with some local youth.



City of Polk City, Iowa City Council Agenda Communication

Date: 03/22/2023
To: Mayor & City Council
From: Mike Schulte

Subject: Set pay for Richard Marriot, Seasonal Part-Time Position

BACKGROUND: We would like to hire Richard Marriot to fill the vacant seasonal part time position in public works. Richard is retired from the Woodward Resource Center in Woodward Iowa. His skills acquired over that time will fit in with what we are looking for in our seasonal part-time position.

Richard lives in Polk City on Jester Park Drive,

His first day will be 03/28/2023 pending a successful pre-employment drug screen.

ALTERNATIVES: Do not set pay.

FINANCIAL CONSIDERATIONS: \$14 per hour

RECOMMENDATION: I recommend setting the pay for Richard Marriot to fill the vacant Seasonal Part-Time Position.



City of Polk City, Iowa

City Council Agenda Communication

Date: March 27, 2023 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager
Subject: Award contract agreement for Audit Services

BACKGROUND: In January, the City Council approved an RFP to be sent out for audit services. As previously mentioned, we are required by state law to complete an annual examination. The RFP requested bids for 3 years (FY2023, FY2024, and FY2025) of annual examination services, with years 4 & 5 (FY2026 & FY2027), as optional and for future consideration. We received 2 bids for audit services. We did request a bid from the State Auditors office, however, did not receive a bid for the service.

Martens & Company has been completing the city's audit for the last 3 years. In your packet for review, is a bid tabulation. Martens & Company is the low bid, and we have been happy with them to continue the city's annual examinations.

ALTERNATIVES: Do not approve the contract

FINANCIAL CONSIDERATIONS: The financial considerations for a 3-year agreement are \$39,600. Prior to FY2026, the City Council can consider the additional options for \$14,600 and \$15,300 (FY2027).

RECOMMENDATION: It is my recommendation that the Council approve an audit agreement with Martens & Company.

CITY OF POLK CITY

AUDIT PROPOSAL

JUNE 30, 2023, 2024 and 2025

BY

MARTENS & COMPANY, CPA, LLP
Certified Public Accountants
4949 Pleasant Street, Suite 104
West Des Moines, Iowa 50266

515-223-4841

Contact person:
Richard D. Atterbury, CPA
February 27, 2023

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SCOPE OF SERVICES/PROPOSED PROJECT SCHEDULE	10
FEES AND COMPENSATION	11-12



MARTENS & COMPANY, CPA, LLP

CERTIFIED PUBLIC ACCOUNTANTS
4949 Pleasant Street, Suite 104
West Des Moines, Iowa 50266

(515)-223-4841
FAX: (515)-223-0851

LETTER OF TRANSMITTAL

Jenny Coffin, City Clerk
City of Polk City
P.O. Box 2126
Polk City, IA 50226

We would appreciate the opportunity to present a bid for the annual financial audit of fiscal years ending June 30, 2023, 2024 and 2025.

We will conduct our audit in accordance with U.S. generally accepted auditing standards and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Those standards and provisions require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement. An audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall general purpose financial statements presentation.

The CPA responsible for the audit will be Richard D. Atterbury. Technical consultation is available from other members of Martens & Company, CPA, LLP.

The objective of our firm is to provide quality auditing. By doing so, we have established a very fine reputation, a plus when comparing comparable quotes.

We are looking forward to working with you.

Sincerely,

Martens & Company, CPA, LLP

MARTENS & COMPANY, CPA, LLP

PROFILE OF FIRM

Firm Background

Our firm, located in West Des Moines, Iowa, has three CPA partners, three associate CPAs one other professional staff and three clerical staff. The six CPAs have held their CPA certificates for an average of 40 years.

Our objectives are to provide quality auditing, tax, accounting, and management advisory services to our clients. We have established a very fine reputation with the business community which has enabled us to grow through internal expansion. We are committed to as much audit growth as we can properly service. To this end, we have hired quality personnel and will continue to do so in the future.

Martens & Company, CPA, LLP is in compliance with the registration and permit requirements to engage in the practice of public accounting within the state of Iowa.

Our practice is conducted from one office and is a general practice. Audit engagements include, among others, the following categories:

- Government
- Housing
- Labor
- Not-for-profit
- Retail
- Wholesale

Compilation and review engagements and other accounting services are rendered for various clients, among which are doctors, veterinarians, retail stores, wholesale distributors, construction, real estate, and insurance.

Our professional staff (excluding the partner) is structured to include the following:

- Managers
- Senior Accountants
- Staff Accountants

All of our professional staff and partners have had advanced training.

QUALIFICATIONS

Martens & Company, CPA, LLP has been engaged in the auditing of many governmental and not-for-profit organizations including, but not limited to, the following:

- City of Altoona
- City of Baxter
- City of De Soto
- Crston City Water Works
- City of Creston
- City of Redfield
- City of Mitchellville
- City of Oskaloosa
- Rock In Prevention Inc.
- Sheet Metal Contractors of Iowa, Inc.

Quality Control

Our quality control system is a vital element in the assurance to our clients and the public that a high level of competence is maintained. Some of the specific elements of quality control described below are a summarization of the concepts stressed by the management of our firm.

Independence

All personnel are required to adhere to the independence rules, regulations, interpretations and rulings of the American Institute of Certified Public Accountants, Iowa Society of CPAs, Iowa Accountancy Examining Board, state statutes and/or other regulatory agencies or professional bodies. Our firm is independent of the City of Polk City.

Assigning Personnel to Engagements

Our firm's approach to assigning personnel includes the planning of overall firm needs and the measures employed to achieve a balance of engagement manpower requirements, personnel skills, individual development and utilization. Our firm notifies and seeks consent from the client for any proposed staffing changes. The firm has not had any professional staff leave the firm in several years.

Consultation

Areas and specialized situations such as governmental where consultation is required are identified, and personnel are encouraged to consult with or use authoritative sources on complex or unusual matters.

Professional Development

Guidelines and requirements have been established for the firm's professional development program and are communicated to all personnel. As part of their orientation, new employees are informed of professional responsibilities and opportunities by the managing partner.

Each partner and certified professional employee is required to complete a minimum of 40 hours of formal continuing professional education each year. For each professional working with governmental clients, 12 of the 40 hours must be in approved governmental courses. In addition, any professional working on a governmental engagement must have 40 hours annually in a combination of governmental and accounting and audit related programs. The types of programs qualifying for the fulfillment of the 40 hours requirement include, but are not limited to:

Continuing professional education programs of the
AICPA and Iowa Society of CPAs

The managing partner annually reviews the firm's professional development program (including personnel participation records) to determine whether it is adequately meeting the firm's needs, providing for the professional growth of the individuals and meeting mandatory continuing education requirements.

Inspection

The firm conducts an inspection program regarding its quality control policies and procedures.

Peer Review

During 2020, an independent peer review was made by Hacker Nelson & Co., P.C. Copies of their opinion and the acceptance by the Peer Review Committee are attached. This review was performed in accordance with standards for on-site quality reviews established by the American Institute of Certified Public Accountants. This independent review by an outside CPA firm is to be conducted on a regular basis to assure the highest quality control policies and procedures are adhered to.

Other

The partner in charge will be Richard D. Atterbury, CPA.

The general audit plan or approach in conducting the audit that we feel tends to be most effective and efficient is to use a mixed organization and a standardized program that is tailored, where necessary, to the particular engagement. The mixed approach emphasizes the cycle approach for revenues and some expenditures but emphasizes balance sheet categories for other audit areas.

Information for management letters is compiled from the comments recorded at the conclusion of each audit program. All significant deficiencies as well as other matters dealing with operation or administrative efficiencies, etc. will be furnished to the Board in the form of a management letter.

Professionals in the office who are experienced in governmental and nonprofit auditing and may be used on the engagement are as follows:

Richard D. Atterbury, CPA
Paul A. Bryant, CPA
Roger H. Willem, CPA
Marcus D. White

Report on the Firm's System of Quality Control

January 29, 2021

To the Partners of Martens & Company, CPA, LLP, and the Peer Review Committee of the Peer Review Alliance

We have reviewed the system of quality control for the accounting and auditing practice of Martens & Company, CPA, LLP (the firm) in effect for the year ended June 30, 2020. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review.

Required Selections and Considerations

Engagements selected for review included an engagement performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act, and audits of employee benefit plans.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Martens & Company, CPA, LLP, in effect for the year ended June 30, 2020, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Martens & Company, CPA, LLP has received a peer review rating of *pass*.

Hacker, Nelson & Co., P.C.

AUDIT MANAGER

RICHARD D. ATTERBURY
Simpson College Graduate

Work History & Experience

Wagner, Matthias & McGinn, P.C. - Senior Auditor

Woodring & Associates, P.C. - Partner

Joined Martens & Company, CPA, P.C. in 1992

Named Managing Partner of Martens & Company, CPA, LLP -
December 2005

CPA - Iowa - 1979

Member

- American Society of CPAs
- Iowa Society of CPAs

Experience

- Performed single audits on not-for-profit organizations and on various cities.
- Performed numerous audits on contracts with the U.S. Government.
- Performs reviews of all firm's audit reports and workpapers.
- Has performed numerous computerized accounting system installations and setups and serves as firm's computer system administrator and consults with various businesses on computerized accounting systems.

Governmental, Auditing and Accounting CPE in last three years

- Iowa Governmental Roundtable
- Iowa Governmental Update
- Accountants and Auditing Current Developments
- Ethics for CPAs

AUDIT MANAGER

RICHARD D. ATTERBURY - Continued

- Cybersecurity Risk Management
- AICPA must select governments
- Digital assets
- Auditor update
- Risk assessments and audit risk
- Accounting update
- New Audit reporting standards
- Accounting for leases
- Understanding changes to Yellow Book Independence
- Current developments for accounting and financial reporting

OTHER

- Served on Peer Review Committee of the Peer Review Alliance which oversees the peer reviews of CPA firms in seven states.
- Has been engaged to review reports of other CPA firms to ensure their respective reporting compliance.

AUDIT MANAGER

PAUL A. BRYANT
University of Northern Iowa

Work History & Experience

Meriwether Wilson & Company, P.L.C.

Joined Martens & Company, CPA, P.C. in 1999

Partner Martens & Company, CPA, LLP in 2005

CPA - Iowa - 1997

Member

- American Society of CPAs
- Iowa Society of CPAs

Sample of Current Audits and Reviews

- Governmental
- Not-For-Profit Organizations
- Construction
- Employee Benefit Plans
- Retail

Governmental, Auditing and Accounting CPE in last three years

- Ethics for Professional Conduct of Iowa CPAs
- Government and Not-For-Profit Accounting
- Detecting Fraud
- Audits of Deferred Contribution Plans
- Annual Update for Accountants and Auditors
- Government Auditing Standards
- Yellow Book Qualifications Course
- Government Fraud Investigator: War Stories From the Trenches
- Yellow Book Standards for Performance Auditors

SCOPE OF SERVICES/PROPOSED PROJECT SCHEDULE

The audit will be conducted in accordance with generally accepted auditing standards.

The preliminary proposed project schedule timetable will be coordinated with record availability.

All working papers and reports will be retained at the expense of Martens & Company, CPA, LLP for a minimum of five (5) years, unless notified in writing by you of the need to extend the retention period.

FEEES AND COMPENSATION

AUDIT PROPOSAL - FISCAL YEAR 2023, 2024, 2025

Martens & Company, CPA, LLP

4949 Pleasant St., Suite 104
West Des Moines, Iowa 50266

ESTIMATED HOURLY RATES FOR INDIVIDUALS CONDUCTING AUDIT

<u>POSITION</u>	<u>HOURLY RATE</u>
Partner	\$160-180
Manager	145-155
Clerical	30-52

Estimated total hours 160-180 hours.

Estimated out of pocket expenses \$800. (Included in totals below)

Maximum Total Fees

Financial audit in GASB format
and internal control
Additional if Single Audit applies
per major program

\$12,500 FY 23
\$13,200 FY 24
\$13,900 FY 25
\$14,600 FY 26
\$15,300 FY 27

Billing shall be done monthly with final billing at the time of the audit report delivery. Payment shall be made within 30 days after receipt of invoice.

In the event that possible additional fees might become necessary, approval will be requested before commencement of the work. Examples of possible additional costs are as follows:

POSSIBLE ADDITIONAL COST - AUDIT SCOPE CHANGES

Examples of scope changes include:

- Federal funding sufficient to require a single audit with multiple major programs
- Addition of new entities or funds to audit
- Addition of new debt and debt account activity to audit
- Significant difficulties encountered due to lack of adequate accounting records, incomplete records, turnover in staff, illegal activities, or fraudulent activities
- Passage of new auditing standards that would require additional auditing procedures

Will be billed at hourly rates for individual involved for hours required. Current rates:

Partner	\$160 - 180
Manager	\$145 - 155
Staff Acct	\$ 90 - 110
Clerical	\$ 30 - 52

FEEES AND COMPENSATION (Continued)

ACCOUNTING AND CONSULTING SERVICES COST

Examples of these non-audit services include:

- Researching and preparing entries to convert records to generally accepted accounting principles basis
- Budget preparation and presentation assistance
- Estimate of needs preparation
- Preparation of regulatory agency reports
- Summarizing and preparing entries for unrecorded debt activity
- Assistance with accounting system improvements
- Computer system consulting and training
- Other accounting or balancing assistance and special projects

Will be billed at hourly audit rates for individual involved for hours required. Current rates:

Partner	\$150 - 170
Manager	\$145 - 155
Staff Acct	\$ 90 - 100
Clerical	\$ 42 - 45

MARTENS & COMPANY, CPA, LLP
NAME

Managing Partner
TITLE

Richard D Atterbury
SIGNATURE

02-27-2023
DATE

PRELIMINARY PLAT / SITE PLAN REVIEW

Date: March 21, 2023

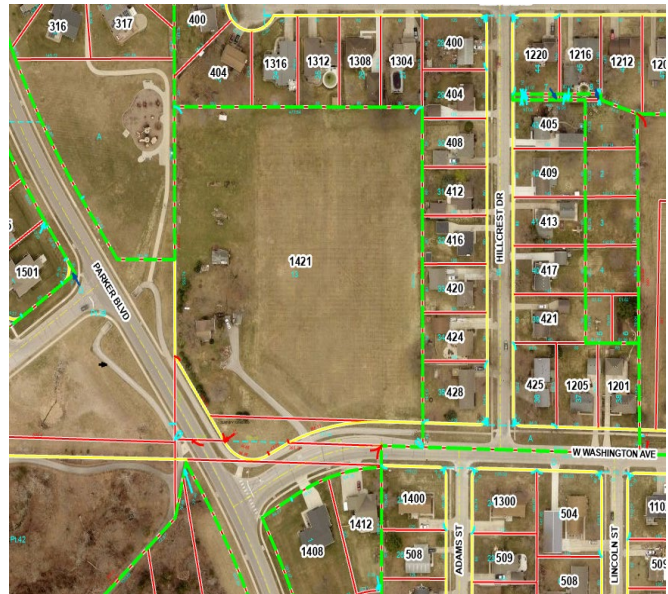
 Prepared by: Travis Thornburgh, P.E.
 Kathleen Connor

Project: Leonard Senior Living Plat 1

Project No.: 123.0287.01

GENERAL INFORMATION:

Owner:	Clifford Leonard
Applicant:	Maven Crux Development
Requested Action:	Approval of Preliminary Plat and Site Plan
Location	1421 W Washington Ave Polk City, IA 50226
Size:	5.86 acres
Zoning:	PUD Planned Unit Development
Proposed Use:	Senior Living Center



BACKGROUND:

Bryan Schnurr, on behalf of Maven Crux Development, proposes construction of a senior living community at the northeast corner of Parker Boulevard and W. Washington street. This property has been under the same ownership and in use as a single-family residence since at least 1987. As the first step in the development process, the property was rezoned as a Planned Unit Development on January 9, 2023 based upon the provided P.U.D. Master Plan that defines development regulations for this property.

The proposed 164,868 square feet building will consist of a mix of 1-story, 2-story, and 3-story areas, within a single connected structure, that will provide a continuum of senior care, including Independent Living, Assisted Living, and Memory Care. The proposed community includes a Town Center, which will house on-site meal service and other essential services for the residents of the senior living community. The proposed use of the property is in general conformance with the P.U.D. Master Plan and the building materials meet the architectural design standards on said PUD Master Plan.

The developer is proposing a single parking lot south of the main entrance to the building, supplemented by underground parking. The parking stalls provided meet the requirements of the P.U.D. Master Plan, and the parking regulations included therein.

As part of the site plan construction, the developer proposes construction of a private detention basin, that will outlet into a single 15” pipe that will be connected to an existing storm sewer structure along Parker Boulevard in the southwest corner of the subject property. The developer will plug and abandon the existing outlet point of the property to protect the pavement of W. Washington Avenue.

Plant materials will be installed as part of the site plan to meet Polk City’s open space, parking area, and headlight screening requirements. Additionally, the developer will install Type ‘B’ buffers along the east and north property lines, which are categorized as “semi-opaque” and shall be completely opaque up to a height of 3’ at maturity.

The developer proposes removal of any trail/sidewalk pavement along their frontage to W. Washington Avenue and Parker Boulevard that is less than 8’ in width and will replace it with a 10’ shared use path/trail in accordance with the Polk City Comprehensive Plan.

As approved at the time of rezoning and noted on the P.U.D. Master Plan, the parkland dedication for this senior living center is 50,285 square feet, or 1.154 acres. Based on a fair market value of \$93,000 per acre, the parkland dedication fee will be in the amount of \$107,357.78 for Leonard Senior Living Plat 1 and will need to be paid at the time of final platting.

In conjunction with the Parker Boulevard improvements project, Clifford Leonard signed a Public Improvement and Fee Allocation Agreement which was subsequently recorded. The final fee allocation attributable to this property is \$50,838.00, which will need to be paid at the time of final platting or issuance of a Building Permit, whichever comes first.

At their March meeting, the Planning & Zoning Commission recommended approval of the Preliminary Plat / Site Plan for Leonard Senior Living.

PRELIMINARY PLAT / SITE PLAN REVIEW COMMENTS:

All review comments have been addressed.

RECOMMENDATION ON PRELIMINARY PLAT / SITE PLAN:

Based on the foregoing, P&Z and staff recommend approval of the Preliminary Plat/Site Plan for Leonard Senior Living. This approval shall be subject to the following:

1. Recordation of the Resolution and approved P.U.D. Master Plan for Leonard Senior Living prior to approval of the Final Plat for Leonard Senior Living Plat 1.
2. Council approval of the Final Plat with Engineering Exhibit and associated legal documents including easements, and recordation of same, prior to issuance of a Building Permit for any structure on the subject parcel, to be known as Leonard Senior Living Plat 1.
3. Payment in full of the parkland dedication fee, Parker Boulevard fee allocation, and professional billings all due at the time of final platting of Leonard Senior Living Plat 1.

RESOLUTION NO. 2023-42

**A RESOLUTION APPROVING THE PLANNED UNIT DEVELOPMENT (P.U.D.)
MASTER PLAN FOR LEONARD SENIOR LIVING**

WHEREAS, the City Council of the City of Polk City, Iowa approved Ordinance 2022-2500 approving the rezoning of the subject property to a Planned Unit Development (P.U.D.) on January 9, 2023 based upon the provided P.U.D. Master Plan that defines development regulations for this property; and

WHEREAS, on November 10, 2022, the Planning & Zoning Commission considered the P.U.D. Master Plan for Leonard Senior Living and recommended Council approval of said P.U.D. Master Plan which limits use to a senior living facility with independent, assisted, and memory care units; and

WHEREAS, the City Engineer has reviewed the P.U.D. Master Plan for Leonard Senior Living and recommends its approval; and

WHEREAS, the development of the property shall be in substantial conformance with the Leonard Senior Living P.U.D. Master Plan attached hereto by reference; and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby deems it appropriate to approve the Planned Unit Development (P.U.D.) Master Plan for Leonard Senior Living.

PASSED AND APPROVED the 27 day of March 2023.

Steve Karsjen, Mayor

ATTEST:

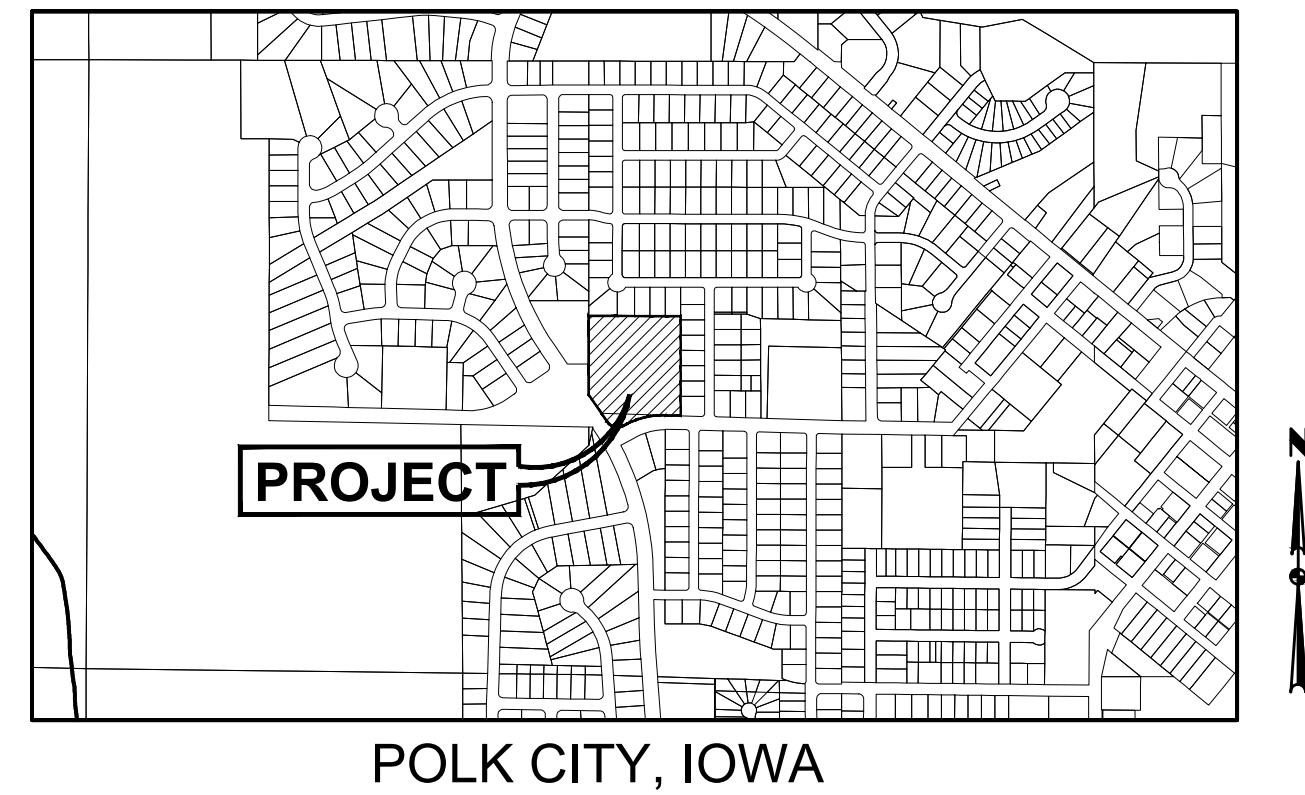
Jenny Coffin, City Clerk

P.U.D MASTER PLAN FOR: LEONARD SENIOR LIVING

POLK CITY, IOWA

VICINITY MAP

NOT TO SCALE



INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	MASTER PLAN
3	ELEVATIONS
4	SPACE PROGRAM
5-7	PRECEDENT IMAGES

OWNER

CLIFFORD A LEONARD
1421 W WASHINGTON AVENUE
POLK CITY, IA 50226

DEVELOPER

MAVEN CRUX DEVELOPMENT
CONTACT: BRYAN SCHNURR
16852 AURORA COURT
CLIVE, IA 50325

ENGINEER/ SURVEYOR

CIVIL DESIGN ADVANTAGE
CONTACT: EMILY HARDING
4121 NW URBAN DALE DRIVE
URBAN DALE, IA 50322
PH. (515) 369-4400
FX. (515) 369-4410

ARCHITECT

POPE ARCHITECTS
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
CONTACT: JEFFREY A. AVILES
EMAIL: JAVILES@POPEDESIGN.COM
PH: (651) 789-1595

PROJECT SITE ADDRESS

1421 W WASHINGTON AVE
POLK CITY, IA 50226

ZONING

EXISTING: R-1 SINGLE FAMILY DETACHED
RESIDENTIAL DISTRICT

PROPOSED: PUD PLANNED UNIT DEVELOPMENT
WITH UNDERLYING R-3 ZONING

SUBMITTAL DATES

FIRST SUBMITTAL:	09/21/2022
SECOND SUBMITTAL:	10/10/2022
THIRD SUBMITTAL:	11/03/2022
FOURTH SUBMITTAL:	11/18/2022
FIFTH SUBMITTAL:	12/07/2022

REZONING DESCRIPTION

THAT PART OF LOTS 13 AND 17, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA, LYING NORTH OF THE CENTERLINE OF W WASHINGTON AVENUE AND EAST OF THE CENTERLINE OF PARKER BOULEVARD.

ALL CONTAINING 6.044 ACRES MORE OR LESS.

PROJECT TIMETABLE

ANTICIPATED START DATE = SPRING 2023
ANTICIPATED FINISH DATE = SPRING 2024

GENERAL NOTES

- THE BUILDER AND OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND ADHERENCE TO ALL EPA AND DNR STANDARDS.
- THE IMPACT TO EXISTING VEGETATION ON SITE SHALL BE MINIMIZED WHEN LOCATING AND DESIGNING THE STORM WATER DETENTION BASIN.
- TYPE B SCREENING PLANTINGS SHALL BE PROVIDED WITHIN THE 20' BUFFER ON THE EAST AND NORTH SIDES OF THE PROPERTY.
- THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.
- THIS PARCEL SHALL BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS PRIOR TO APPROVAL OF THE SITE PLAN.
- THE SUBDIVISION REGULATIONS REQUIRE 8.284 ACRES PER 1,000 PEOPLE OR 360.851 SQUARE FEET PER RESIDENT OF PARKLAND DEDICATION. DUE TO THE LIMITED MOBILITY OF RESIDENTS IN THIS FACILITY, PARKLAND DEDICATION REQUIREMENTS FOR THIS P.U.D. SHALL BE CALCULATED BASED ON THE FOLLOWING EQUIVALENT DWELLING UNITS (EDU'S):
 MEMORY CARE (42 UNITS) AT 1.00 EDU/UNIT
 ASSISTED LIVING (51 UNITS) AT 1.10 EDU/UNIT
 INDEPENDENT LIVING (33 UNITS) AT 1.25 EDU/UNIT
 TOTAL PARKLAND REQUIRED:
 = (42*1.00 + 51*1.10 + 33*1.25)*360.851 SF/RESIDENT
 = 50,285 SF
- BUILDING ELEVATIONS SHALL INCLUDE BRICK OR AN ACCEPTABLE ALTERNATIVE IN THESE LOCATIONS:
 - AL/IL: 30% MIN. ON SOUTH & WEST SIDES
 - AL/IL: 15% MIN. ON NORTH & EAST SIDES
 - TC: 30% MIN. ON SOUTH SIDE
 - TC: 15% MIN. ON NORTH SIDE
 - MC: 15% MIN. ON ALL SIDES
- THE BUILDING WILL BE SPRINKLED USING NFPA 13R. NFPA 13R FACILITIES ARE 'PARTIALLY SPRINKLERED' TO PROVIDE LIFE SAFETY AND A MODERATE LEVEL OF BUILDING PROTECTION. NFPA 13R COMMONLY ALLOWS FOR THE ELIMINATION OF FIRE PROTECTION IN ATTICS, CLOSETS, AND BATHROOMS.

GENERAL DEVELOPMENT CONCEPT

WE ARE PROPOSING TO DEVELOP AND CONSTRUCT A MULTI-LEVEL CARE SENIOR LIVING COMMUNITY CONSISTING OF APPROXIMATELY 33 UNITS OF INDEPENDENT LIVING (I.L.) (THREE STORY), 51 ASSISTED LIVING (A.L.) (THREE STORY), AND 42 MEMORY CARE UNITS (M.C.) (ONE STORY) ON APPROXIMATELY 5.81 ACRES (APPROXIMATELY 22 UNITS PER ACRE). PROVIDING EACH OF THESE LEVELS OF CARE ON THE SAME CAMPUS ALLOWS FOR A RESIDENT TO MOVE FROM ONE LEVEL OF NEED TO THE HIGHER LEVEL OF CARE AS NEEDED. DUE TO THE TYPICAL AGE, PHYSICAL CONDITION, AND MENTAL ACUITY OF SOME RESIDENTS IT IS IMPORTANT TO HAVE THIS SENIOR LIVING COMMUNITY CLOSE TO THE ACTIVITIES AND SERVICES THE GREATER POLK CITY AREA HAS TO OFFER. (OFFSITE DINING OPTION, HAIR AND NAIL SALONS, CHURCHES, PARKS, ETC.) THE PROPOSED COMMUNITY WILL HAVE A COMMON AMENITIES BUILDING (TOWN CENTER) FOR USE BY SENIOR LIVING COMMUNITY RESIDENTS AND THEIR GUESTS THAT CONTAINS THE PRIMARY KITCHEN, DINING AREAS, SOCIAL ACTIVITIES SPACES SUCH AS INFORMAL DINING OPTIONS, MULTI-PURPOSE GATHERING SPACES, OFFICES, MAIL DELIVERY, MAINTENANCE, AND OTHER RELATED SPACES. THERE IS NO ANCILLARY USE OF THIS SPACE PLANNED FOR AND NO TRANSITIONAL USE OF THE SPACE IS NEEDED. THE SECOND STORY OF THE BUILDING WILL ALSO CONTAIN SPACES TO BE USED BY THE SENIOR LIVING RESIDENTS AND THEIR GUESTS. THE TOWN CENTER IS NOT OPEN TO THE GENERAL PUBLIC. THE CURRENT PROGRAM PROVIDED INDICATES THE APPROXIMATE SQUARE FOOTAGES FOR EACH AMENITY TO BE INCLUDED BUT FURTHER DESIGN WILL BE REQUIRED TO DETERMINE WHICH OF THESE IS LOCATED ON LEVELS 1 OR 2.

THE MARKET STUDY COMMISSIONED FOR THIS PROJECT STATES THERE IS A NEED IN POLK CITY FOR A PROJECT MUCH LARGER IN SIZE THAN WHAT WE CAN PROVIDE ON THIS SITE. THE SITE IS SLIGHTLY SMALLER THAN WE WOULD IDEALLY LIKE BUT PROVIDING THE FULL CONTINUUM OF CARE IS CRITICAL AND IN ORDER TO ACCOMPLISH THIS THE PROJECT HAS TO BE OF ENOUGH SIZE TO MAKE IT FINANCIALLY FEASIBLE. THAT IS DRIVING THE NEED TO BUILD THREE STORIES ON A PORTION OF THE BUILDING. IN AN EFFORT TO BUFFER THIS AS MUCH AS POSSIBLE, WE HAVE WORKED TO POSITION THE TALLER BUILDINGS ON THE FAR EDGE OF THE SITE, AWAY FROM MOST OF THE EXISTING HOMES. THE M.C. NEEDS TO REMAIN A SINGLE STORY DUE TO THE MOBILITY ISSUES OF THE RESIDENTS AND TO PREVENT AN ADDITIONAL LEVEL OF CODE-REQUIRED COST ISSUES IF MORE THAN ONE STORY. WE ARE REQUESTING A ZONING CHANGE FROM R1 TO PUD FOR THIS COMMUNITY, AND UNDER THE PUD THE BUILDING HEIGHTS APPEAR TO BE WITHIN THE LIMITS OF THE CODE.

THE PROJECT IS ESTIMATED TO GENERATE 70-80 PAID POSITIONS WHICH WILL OPERATE IN THREE SHIFTS. DUE TO THE TIMING OF THE SHIFTS, ONLY ONE GENERALLY WOULD HIT PEAK TRAFFIC TIMES. TRAFFIC GENERATED BY THIS COMMUNITY TYPE IS MUCH LIGHTER THAN TYPICAL DEVELOPMENTS. WE ARE THEREFORE REQUESTING A DEVIATION FROM THE TYPICAL PARKING COUNTS REQUIRED FOR THIS COMMUNITY. FOR INDEPENDENT LIVING WE REQUEST 1 STALL PER UNIT (33 STALLS), FOR A.L., DRIVING IS EXTREMELY LIMITED FOR RESIDENTS AND WE REQUEST 0.5 STALLS PER UNIT (25 STALLS). FOR M.C., THERE ARE NOT DRIVING RESIDENTS, SO NO STALLS ARE NEEDED. IN REGARDS TO STAFF, WE REQUEST A DEVIATION TO ALLOW FOR 30 STALLS BASED ON THE THREE SHIFTS MENTIONED FOR THE 70-80 STAFF MEMBERS. ONE VISITOR PARKING STALL WILL BE PROVIDED PER 10 UNITS. THAT WOULD BRING THE TOTAL REQUIRED PARKING COUNT TO 101 STALLS. WE ARE CURRENTLY SHOWING A DRAFT SITE PARKING PLAN THAT ALLOWS FOR 50 SURFACE PARKING SPACES AND THE BALANCE WOULD BE PROVIDED UNDER THE INDEPENDENT LIVING BUILDING.

IN ADDITION TO THE PARKING DEVIATION, WE ARE REQUESTING THE WALKING PATH SHOWN AROUND THE PERIMETER OF THE BUILDING BE APPROVED FOR AN EMERGENCY ONLY FIRE TRUCK ACCESS. REMOVABLE BOLLARDS WOULD BE PLACED ON THE PATH ENTRANCE TO RESTRICT ITS USE AS PEDESTRIAN ONLY UNDER NORMAL CIRCUMSTANCES. IN THE EVENT OF NEED, THE FIRE DEPARTMENT WOULD HAVE THE ABILITY TO REMOVE THE BOLLARDS AND ACCESS THE PATH WITH THE FIRE TRUCKS. A HAMMERHEAD AREA AT THE NORTHWEST CORNER OF THE SITE WOULD BE INSTALLED TO ALLOW THE FIRETRUCK TO TURN AROUND AND EXIT THE SITE.

WE APPRECIATE YOUR CONSIDERATION FOR THIS REZONING AND LOOK FORWARD TO PROVIDING THE MUCH NEEDED SERVICES OF CARE FOR POLK CITY RESIDENTS.

DEVELOPMENT SUMMARY

PARKING	
REQUIRED:	
1 STALL PER IL UNIT * 33 UNITS =	33 STALLS
0.5 STALLS PER AL UNIT * 51 UNITS =	25 STALLS
1 STALL PER EMPLOYEE ON MAXIMUM SHIFT =	30 STALLS
1 STALL PER 10 UNITS FOR VISITORS =	13 STALLS
TOTAL REQUIRED =	101 STALLS
PROVIDED:	
UNDERGROUND STALLS =	55 STALLS
SURFACE STALLS =	50 STALLS
TOTAL PROVIDED =	105 STALLS

BULK REGULATIONS

SETBACKS:
 FRONT YARD = 30' MIN.
 REAR YARD = 40' MIN.
 SIDE YARD = 12.5' MIN.

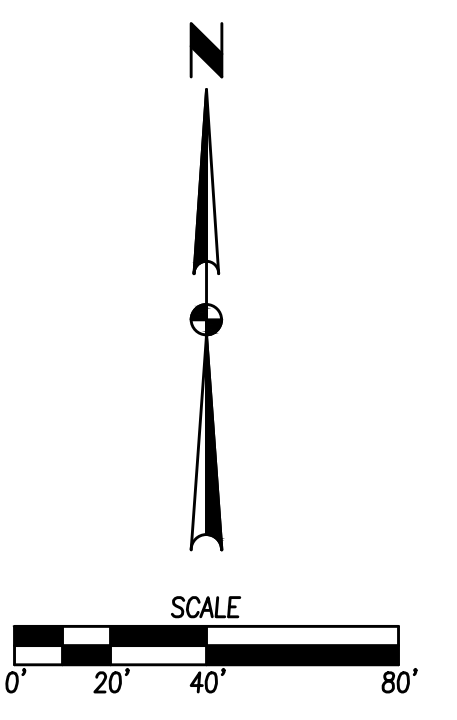


CIVIL DESIGN ADVANTAGE
 4121 NW URBAN DALE DRIVE, URBAN DALE, IOWA 50322
 PH: (515) 369-4400 Fax: (515) 369-4410
 PROJECT NO. 2205.396

	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. <i>Emily N. Harding</i> 3/16/2023 EMILY N. HARDING, P.E. DATE
	LICENSE NUMBER 19972 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023 PAGES OR SHEETS COVERED BY THIS SEAL: SHEETS 1-2

COMMENT: DATE: 3/16/2023 7:47 AM
 PLOTTED BY: EMILY HARDING
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 PLOTTED BY: JIMMY HARDING TECH
 DATE: 3/16/2023 7:47 AM



LEONARD SENIOR LIVING
MASTER PLAN



4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

REVISIONS	DATE
FIRST SUBMITTAL	09-21-2022
SECOND SUBMITTAL	10-10-2022
THIRD SUBMITTAL	11-03-2022
FOURTH SUBMITTAL	11-18-2022
FIFTH SUBMITTAL	12-07-2022

POLK CITY, IOWA

ENGINEER:

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REVISIONS	DATE
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TECH:

ENGINEER:



POLK CITY, IOWA

LEONARD SENIOR LIVING
MASTER PLAN

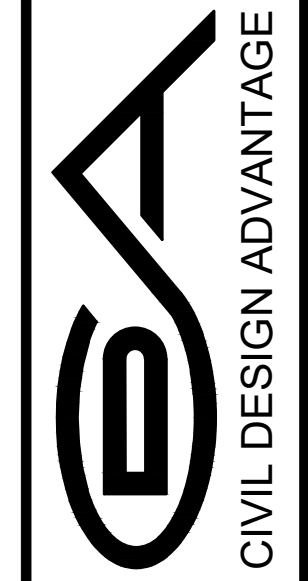
PRECEDENT IMAGES - LAVISTA



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CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

LEONARD SENIOR LIVING
MASTER PLAN

PRECEDENT IMAGES - LAVISTA

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PLOT BY: J. HARRIS
COMMENT: DWG



REVISIONS	DATE
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ENGINEER:
TECH:



POLK CITY, IOWA

LEONARD SENIOR LIVING
MASTER PLAN

RESOLUTION NO. 2023-43

**A RESOLUTION APPROVING THE PRELIMINARY PLAT/SITE PLAN FOR
LEONARD SENIOR LIVING**

WHEREAS, Maven Crux Development has submitted a Preliminary Plat/Site Plan for Leonard Senior Living to be located at 1421 W Washington Ave; and

WHEREAS, on March 20, 2023 Polk City Planning & Zoning Commission met and recommended approval of the Preliminary Plat/Site Plan, subject to completion of the City Engineer’s review comments and recommendations being satisfactorily addressed; and

WHEREAS, the City Engineer has reviewed the Preliminary Plat/Site Plan and finds that all review comments have been satisfactorily addressed and therefore recommends approval of said Preliminary Plat/Site Plan subject to the following:

- Recordation of the Resolution and approved P.U.D. Master Plan for Leonard Senior Living prior to approval of the Final Plat for Leonard Senior Living Plat 1
- Council Approval of the Final Plat with Engineering exhibit and associated legal documents including easements, recordation of same, prior to issuance of a Building Permit for any structure on the subject parcel
- Payment in full of the parkland dedication fee, Parker Boulevard fee allocation, and professional billings all due at the time of final platting of Leonard Senior Living Plat 1

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the Planning and Zoning Commission, and City Engineer and deems it appropriate to approve the Preliminary Plat/Site Plan for Leonard Senior Living subject to the above mentioned stipulations.

PASSED AND APPROVED the 27 day March 2023.

Steve Karsjen, Mayor

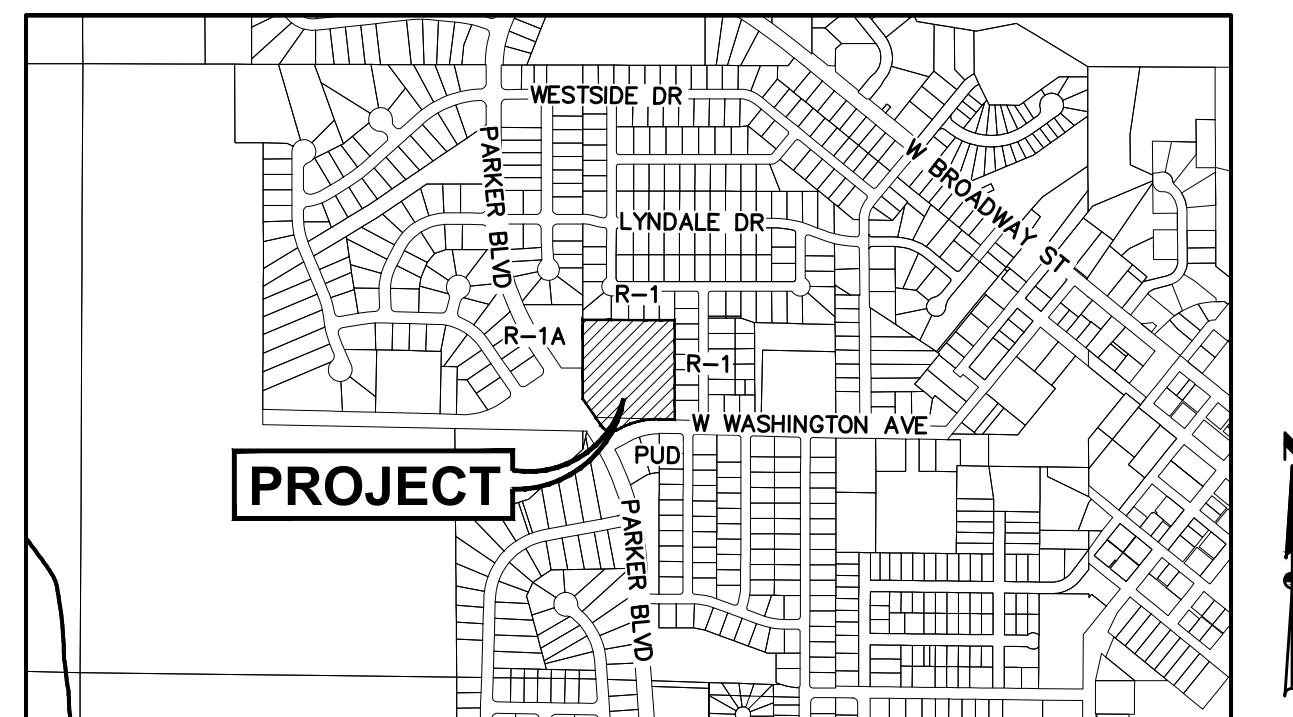
ATTEST:

Jenny Coffin, City Clerk

PRELIMINARY PLAT/SITE PLAN FOR: LEONARD SENIOR LIVING

POLK CITY, IOWA

VICINITY MAP
NOT TO SCALE



POLK CITY, IOWA

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	TOPOGRAPHIC SURVEY/DEMOLITION PLAN
3	OVERALL SITE LAYOUT
4-5	DIMENSION PLAN
6-8	GRADING PLAN
9	EROSION AND SEDIMENT CONTROL PLAN
10-11	UTILITY PLAN
12-15	DETAILS
16-18	LANDSCAPE PLAN

GENERAL LEGEND

PROPOSED	EXISTING
PROPERTY BOUNDARY	SANITARY MANHOLE
SECTION LINE	WATER VALVE BOX
CENTER LINE	FIRE HYDRANT
RIGHT OF WAY	WATER CURB STOP
BUILDING SETBACK	WELL
PERMANENT EASEMENT	STORM SEWER MANHOLE
TEMPORARY EASEMENT	STORM SEWER SINGLE INTAKE
TYPE SW-501 STORM INTAKE	STORM SEWER DOUBLE INTAKE
TYPE SW-502 STORM INTAKE	FLARED END SECTION
TYPE SW-503 STORM INTAKE	DECIDUOUS TREE
TYPE SW-505 STORM INTAKE	CONIFEROUS TREE
TYPE SW-506 STORM INTAKE	DECIDUOUS SHRUB
TYPE SW-512 STORM INTAKE	CONIFEROUS SHRUB
TYPE SW-513 STORM INTAKE	ELECTRIC POWER POLE
TYPE SW-401 STORM MANHOLE	GUY ANCHOR
TYPE SW-402 STORM MANHOLE	STREET LIGHT
FLARED END SECTION	POWER POLE W/ TRANSFORMER
TYPE SW-301 SANITARY MANHOLE	UTILITY POLE W/ LIGHT
STORM/SANITARY CLEANOUT	ELECTRIC BOX
WATER VALVE	ELECTRIC TRANSFORMER
FIRE HYDRANT ASSEMBLY	ELECTRIC MANHOLE OR VAULT
SIGN	TRAFFIC SIGN
DETECTABLE WARNING PANEL	TELEPHONE JUNCTION BOX
WATER CURB STOP	TELEPHONE MANHOLE/VAULT
SANITARY SEWER	TELEPHONE POLE
SANITARY SERVICE	GAS VALVE BOX
STORM SEWER	CABLE TV JUNCTION BOX
STORM SERVICE	CABLE TV MANHOLE/VAULT
WATERMAIN WITH SIZE	MAIL BOX
WATER SERVICE	BENCHMARK
SAWCUT (FULL DEPTH)	SOIL BORING
SILT FENCE	UNDERGROUND TV CABLE
USE AS CONSTRUCTED	GAS MAIN
MINIMUM PROTECTION ELEVATION	FIBER OPTIC
	UNDERGROUND TELEPHONE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	FIELD TILE
	SANITARY SEWER W/ SIZE
	STORM SEWER W/ SIZE
	WATER MAIN W/ SIZE

DEVELOPMENT SUMMARY

REQUIRED:	PROVIDED:	REMAINING:
1 STALL PER IL UNIT * 33 UNITS = 33 STALLS	UNDERGROUND STALLS = 52 STALLS	3 STALLS
0.5 STALLS PER AL UNIT * 53 UNITS = 26 STALLS	SURFACE STALLS = 49 STALLS	11 STALLS
1 STALL PER EMPLOYEE ON MAXIMUM SHIFT = 30 STALLS	TOTAL PROVIDED = 101 STALLS	0 STALLS
1 STALL PER 10 UNITS FOR VISITORS = 12 STALLS		
TOTAL REQUIRED = 101 STALLS		

UNIT BREAKDOWN

	LOWER LEVEL	LEVEL ONE	LEVEL TWO	LEVEL THREE	TOTAL
ASSISTED LIVING	0 SF	15,182 SF	15,182 SF	15,182 SF	45,545 SF
INDEPENDENT LIVING	0 SF	13,922 SF	13,922 SF	13,922 SF	41,745 SF
LOWER LEVEL	22,760 SF	0 SF	0 SF	0 SF	22,760 SF
MEMORY CARE	0 SF	30,939 SF	0 SF	0 SF	30,939 SF
TOWN CENTER	3,302 SF	11,112 SF	9,465 SF	0 SF	23,879 SF
TOTAL	26,062 SF	71,155 SF	38,569 SF	29,083 SF	164,869 SF

UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
UNIT AL1	STUDIO	530 SF	4	4	4	12
UNIT AL2	ONE BEDROOM	640 SF	4	4	4	12
UNIT AL3	TWO BEDROOM	1,120 SF	2	2	2	6
UNIT AL4	STUDIO	585 SF	4	4	4	12
UNIT AL5	ONE BEDROOM	720 SF	5	3	3	11
TOTAL			19	17	17	53

UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
UNIT IL1	1 BEDROOM	750 SF	4	4	4	12
UNIT IL2	1 BEDROOM W/ DEN	1,010 SF	2	2	2	6
UNIT IL3	2 BEDROOM	1,190 SF	2	2	2	6
UNIT IL4	2 BEDROOM	1,275 SF	2	2	2	6
UNIT IL5	2 BEDROOM W/ DEN	1,350 SF	1	1	1	3
TOTAL			11	11	11	33

UNIT NAME	UNIT TYPE	AREA	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL
UNIT MC1	SINGLE - TYPE B	330 SF	34	0	0	34
UNIT MC2	SEMI-PRIVATE - TYPE B	710 SF	4	0	0	4
TOTAL			38	0	0	38

NUMBER OF EMPLOYEES:	MAXIMUM SHIFT = 30, TOTAL = 80

PLAT DESCRIPTION

A PART OF LOTS 13 AND 17, THE OFFICIAL PLAT OF THE NORTH HALF OF SECTION 2, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE FIFTH PRINCIPAL MERIDIAN, AN OFFICIAL PLAT IN THE CITY OF POLK CITY, POLK COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 89°53'11" EAST ALONG THE NORTH LINE OF SAID LOT 13, A DISTANCE OF 480.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 00°02'21" WEST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 521.35 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF W. WASHINGTON AVENUE; THENCE NORTH 88°37'00" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, 79.15 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 419.87 FEET, WHOSE ARC LENGTH IS 229.16 FEET AND WHOSE CHORD BEARS SOUTH 75°53'32" WEST, 226.33 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 65.00 FEET, WHOSE ARC LENGTH IS 97.10 FEET AND WHOSE CHORD BEARS NORTH 76°56'51" WEST, 88.32 FEET; THENCE NORTH 34°09'05" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF PARKER BOULEVARD, 171.09 FEET TO THE WEST LINE OF SAID LOT 13; THENCE NORTH 00°02'06" EAST ALONG SAID WEST LINE, 413.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.86 ACRES (255,189 SQUARE FEET).

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

GENERAL NOTES

- THE BUILDER AND OWNER IS RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND ADHERENCE TO ALL EPA AND DNR STANDARDS.
- THE IMPACT TO EXISTING VEGETATION ON SITE SHALL BE MINIMIZED WHEN LOCATING AND DESIGNING THE STORM WATER DETENTION BASIN.
- TYPE B SCREENING PLANTINGS SHALL BE PROVIDED WITHIN THE 20' BUFFER ON THE EAST AND NORTH SIDES OF THE PROPERTY.
- THIS DEVELOPMENT IS PLANNED TO BE CONSTRUCTED IN ONE PHASE.
- THIS PARCEL SHALL BE PLATTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS PRIOR TO APPROVAL OF THE SITE PLAN.
- THE SUBDIVISION REGULATIONS REQUIRE 8.284 ACRES PER 1,000 PEOPLE OR 360.851 SQUARE FEET PER RESIDENT OF PARKLAND DEDICATION. DUE TO THE LIMITED MOBILITY OF RESIDENTS IN THIS FACILITY, PARKLAND DEDICATION REQUIREMENTS FOR THIS P.U.D. SHALL BE CALCULATED BASED ON THE FOLLOWING EQUIVALENT DWELLING UNITS (EDU'S):
 MEMORY CARE (38 UNITS) AT 1.00 EDU/UNIT
 ASSISTED LIVING (53 UNITS) AT 1.10 EDU/UNIT
 INDEPENDENT LIVING (33 UNITS) AT 1.25 EDU/UNIT
 TOTAL PARKLAND REQUIRED:
 = (38*1.00 + 53*1.10 + 33*1.25)*360.851 SF/RESIDENT
 = 49,635 SF
 *PARKLAND DEDICATION SHALL BE PAYMENT OF FEES IN LIEU OF LAND DEDICATION.
- BUILDING ELEVATIONS SHALL INCLUDE BRICK OR AN ACCEPTABLE ALTERNATIVE IN THESE LOCATIONS:
 - AL/IL: 30% MIN. ON SOUTH & WEST SIDES
 - AL/IL: 15% MIN. ON NORTH & EAST SIDES
 - TC: 30% MIN. ON SOUTH SIDE
 - TC: 15% MIN. ON NORTH SIDE
 - MC: 15% MIN. ON ALL SIDES
- THE BUILDING WILL BE SPRINKLED USING NFPA 13R. NFPA 13R FACILITIES ARE 'PARTIALLY SPRINKLERED' TO PROVIDE LIFE SAFETY AND A MODERATE LEVEL OF BUILDING PROTECTION. NFPA 13R COMMONLY ALLOWS FOR THE ELIMINATION OF FIRE PROTECTION IN ATTICS, CLOSETS, AND BATHROOMS.
- MAILBOXES WILL BE MAINTAINED WITHIN THE PROPOSED BUILDING.
- DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FOR OPERATION OF BUILDING, INCLUDING BUT NOT LIMITED TO A WRA FOG PERMIT.
- THE PROPOSED WORK DOES NOT INCLUDE ANY PUBLIC IMPROVEMENTS.
- ALL CONNECTIONS TO PUBLIC UTILITIES, INCLUDING WATER MAIN AND STORM SEWER, SHALL BE INSPECTED BY THE CITY OF POLK CITY, OR THEIR DESIGNATED REPRESENTATIVE.
- THE DEVELOPER/PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE PROPOSED GRASS PAVERS.
- THE INDEPENDENT APARTMENTS WILL HAVE ROOFTOP EQUIPMENT LOCATED IN A ROOF WELL WHICH WILL SCREEN THE MECHANICAL UNITS. THE ASSISTED LIVING APARTMENTS WILL HAVE MAGIC PAK UNITS THAT ARE SELF-CONTAIN THROUGH-WALL UNITS. NO SCREENING NEEDED. THE MEMORY CARE WING IS USING THROUGH-WALL PTAK UNITS BELOW THE WINDOWS, NO SCREENING REQUIRED. TOWN CENTER WILL HAVE ROOFTOP MECHANICAL UNITS THAT WILL REQUIRE SCREENING. ONCE THE MECHANICAL SYSTEM HAS BEEN DESIGNED FOR TOWN CENTER, WE WILL WORK WITH THE CITY TO PROPERLY SCREEN THEM.

CIVIL DESIGN ADVANTAGE
 4121 NW URBANDALE DRIVE, URBANDALE, IOWA 50322
 PH: (515) 369-4400 Fax: (515) 369-4410
 PROJECT NO. 2205.396

IOWA ONE CALL
 1-800-292-8989
 www.iowaonecall.com

UTILITY WARNING

ANY UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY AND RECORDS OBTAINED BY THIS SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.

REFER TO GEOTECH ENGINEERING REPORT PREPARED BY CONSTRUCTION MATERIALS TESTING; PROJECT NO. 232006LEO FOR GEOTECHNICAL REQUIREMENTS.

THE PROJECT REQUIRES AN IOWA NPDES PERMIT #2 AND CITY OF POLK CITY GRADING PERMIT. CIVIL DESIGN ADVANTAGE WILL PROVIDE THE PERMITS AND THE INITIAL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE CONTRACTORS USE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING THE SWPPP THROUGHOUT CONSTRUCTION AND MEETING LOCAL, STATE AND FEDERAL REQUIREMENTS.

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC R.O.W.

THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS, THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) AND ALL CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.

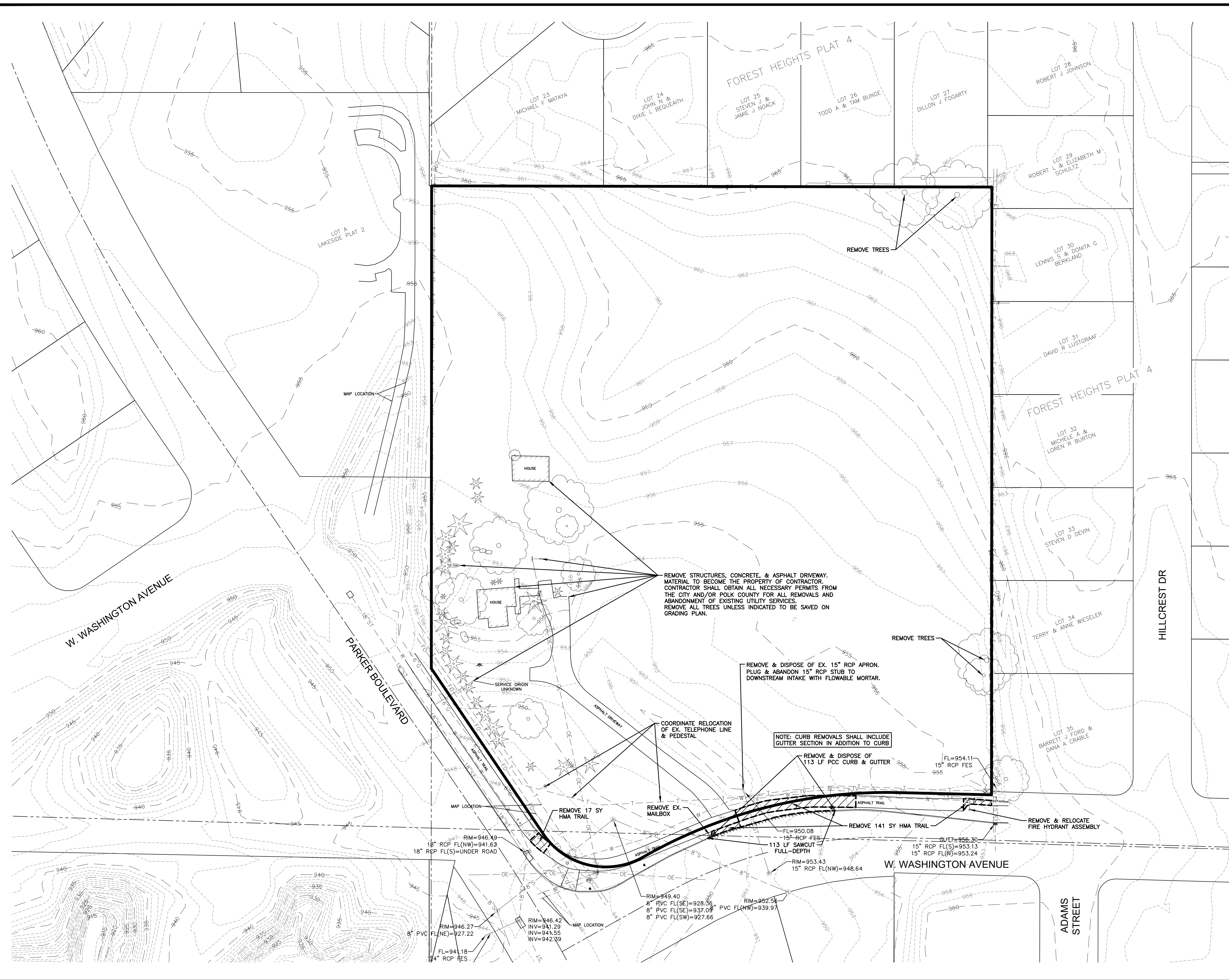
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PRELIMINARY
 NOT FOR CONSTRUCTION

EMILY N. HARDING, P.E.
 19972
 LICENSE NUMBER 19972
 EXPIRES DECEMBER 31, 2023
 PAGES OR SHEETS COVERED BY THIS SEAL:
 ALL SHEETS EXCEPT LANDSCAPE PLAN

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 PLOT NUMBER: 1

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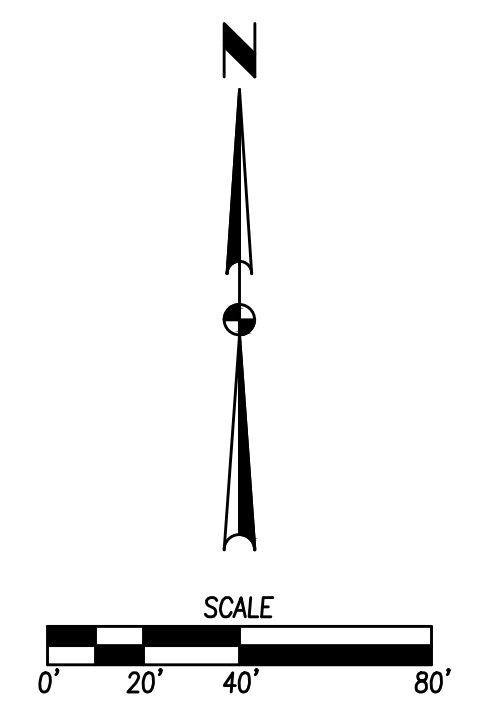


DEMOLITION NOTES

- PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT. PRIOR TO DEMOLITION, CONTRACTOR SHALL NOTIFY IN WRITING (48 HRS NOTICE) THE FOLLOWING:
 - CITY
 - APPROPRIATE UTILITY COMPANIES
 - OWNER
 - CIVIL DESIGN ADVANTAGE ARCHITECT
- DO NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE NOTED. COORDINATE REMOVAL OR ABANDONMENT OF ALL UTILITIES WITH THE APPROPRIATE UTILITY SUPPLIER AND REGULATORY AGENCIES.
- PROTECT EXISTING UTILITIES THAT ARE TO REMAIN. THE LOCATIONS OF ALL UTILITIES INDICATED ON THE PLANS ARE TAKEN FROM EXISTING RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.
- BACKFILL ALL EXCAVATIONS WITH COHESIVE MATERIAL COMPACTED TO 95% MAXIMUM STANDARD PROCTOR DRY DENSITY AND MOISTURE RANGE OF OPTIMUM MOISTURE TO 4% ABOVE OPTIMUM MOISTURE. TESTING OF BACKFILL TO BE BY A GEOTECHNICAL ENGINEER EMPLOYED BY THE OWNER. IN THE EVENT OF A TEST FAILURE, ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR.
- FIELD VERIFY EXISTING GRADES AND LOCATION OF EXISTING UTILITIES, CONDUIT, LINES, POLES, TREES, PAVING, BUILDING AND OTHER SITE FEATURES PRIOR TO DEMOLITION AND IMMEDIATELY INFORM THE ENGINEER AND/OR OWNER OF ANY DISCREPANCIES.
- DEMOLITION NOTES AS SHOWN ON THE PLAN ARE NOT ALL INCLUSIVE. CONTRACTOR TO ABANDON IN PLACE OR REMOVE AND DISPOSE OF ALL EXISTING SITE IMPROVEMENTS ABOVE AND BELOW GROUND TO COMPLY WITH THE GENERAL INTENT OF THIS DOCUMENT.
- ALL CONSTRUCTION/DEMOLITION DEBRIS SHALL BE DISPOSED OF OFFSITE IN FULL COMPLIANCE WITH CURRENT ENVIRONMENTAL REGULATIONS.
- CONSTRUCTION LIMITS SHALL BE CONFINED TO THE SITE BOUNDARY AS NOTED. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA STANDARDS. NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- IF DURING CONSTRUCTION A TREE IS DETERMINED AS BEING ABLE TO BE PROTECTED/SAVED, ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED TO PROTECT SUCH TREES.

CITY NOTES

- PLUG & ABANDONMENT OF THE EXISTING RCP PIPE SHALL BE INSPECTED BY THE POLK CITY CONSTRUCTION OBSERVER. CONTACT NICK FURNESS AT 515-423-4976 A MINIMUM OF 48 HOURS IN ADVANCE OF ABANDONMENT OPERATIONS.



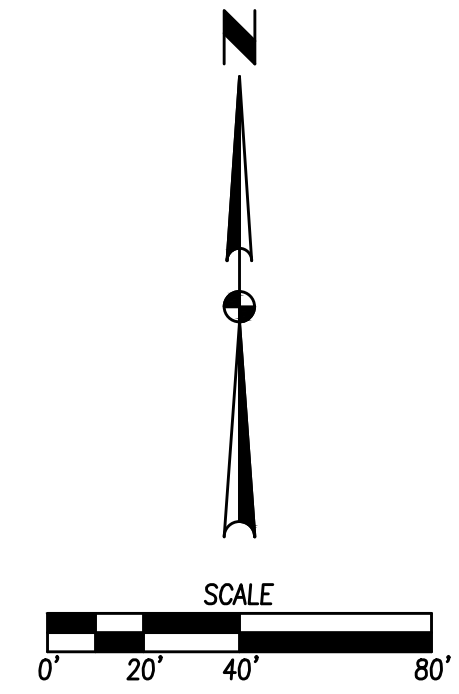
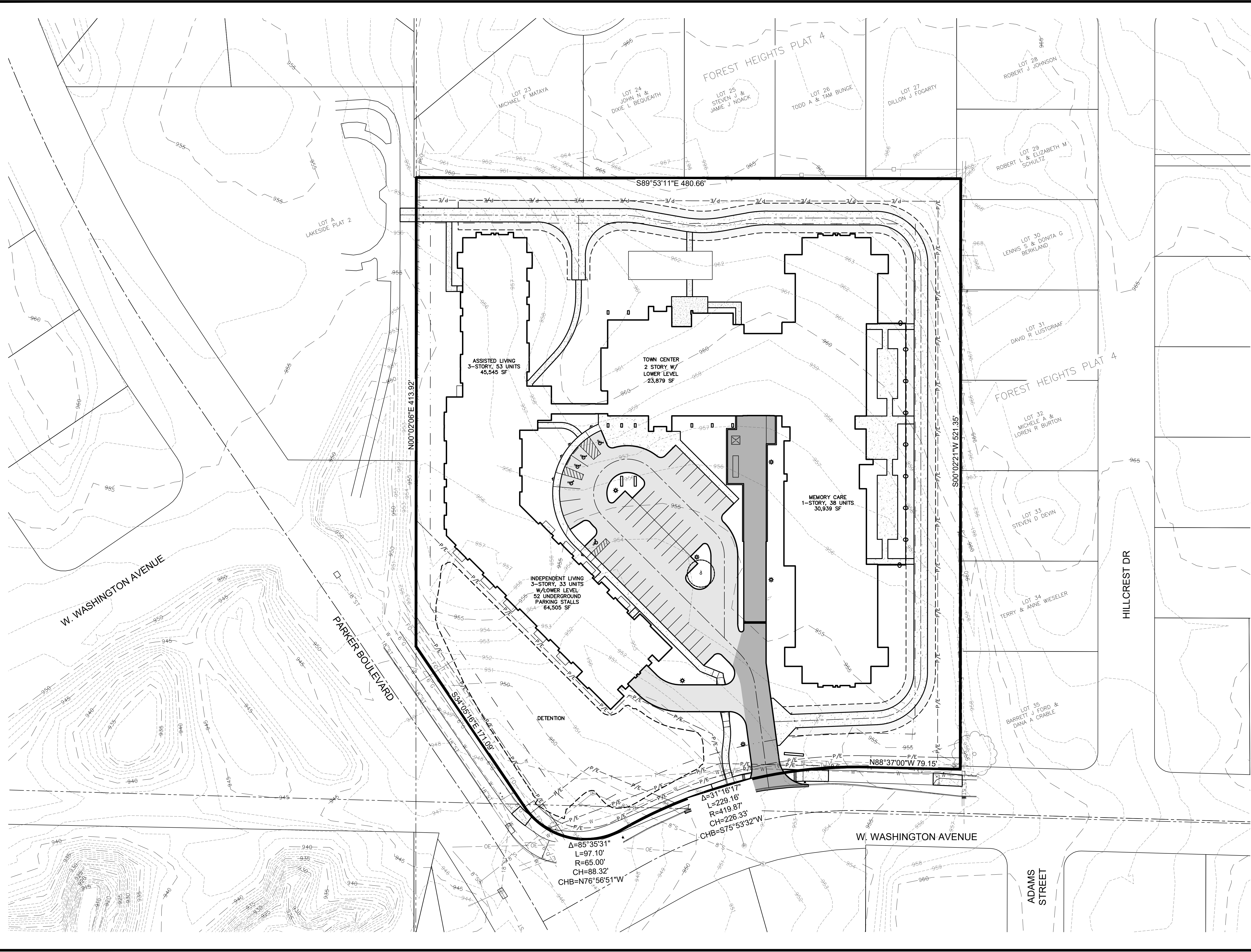
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REVISIONS			
	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
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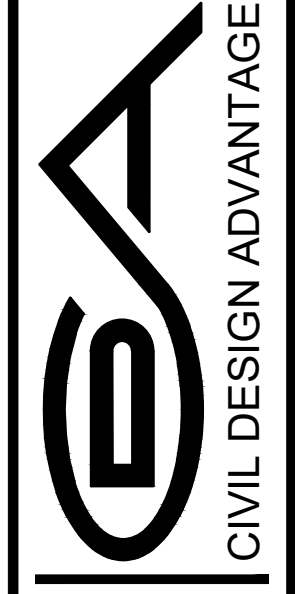
LEONARD SENIOR LIVING
TOPOGRAPHIC SURVEY/DEMOLITION PLAN
 POLK CITY, IOWA

218
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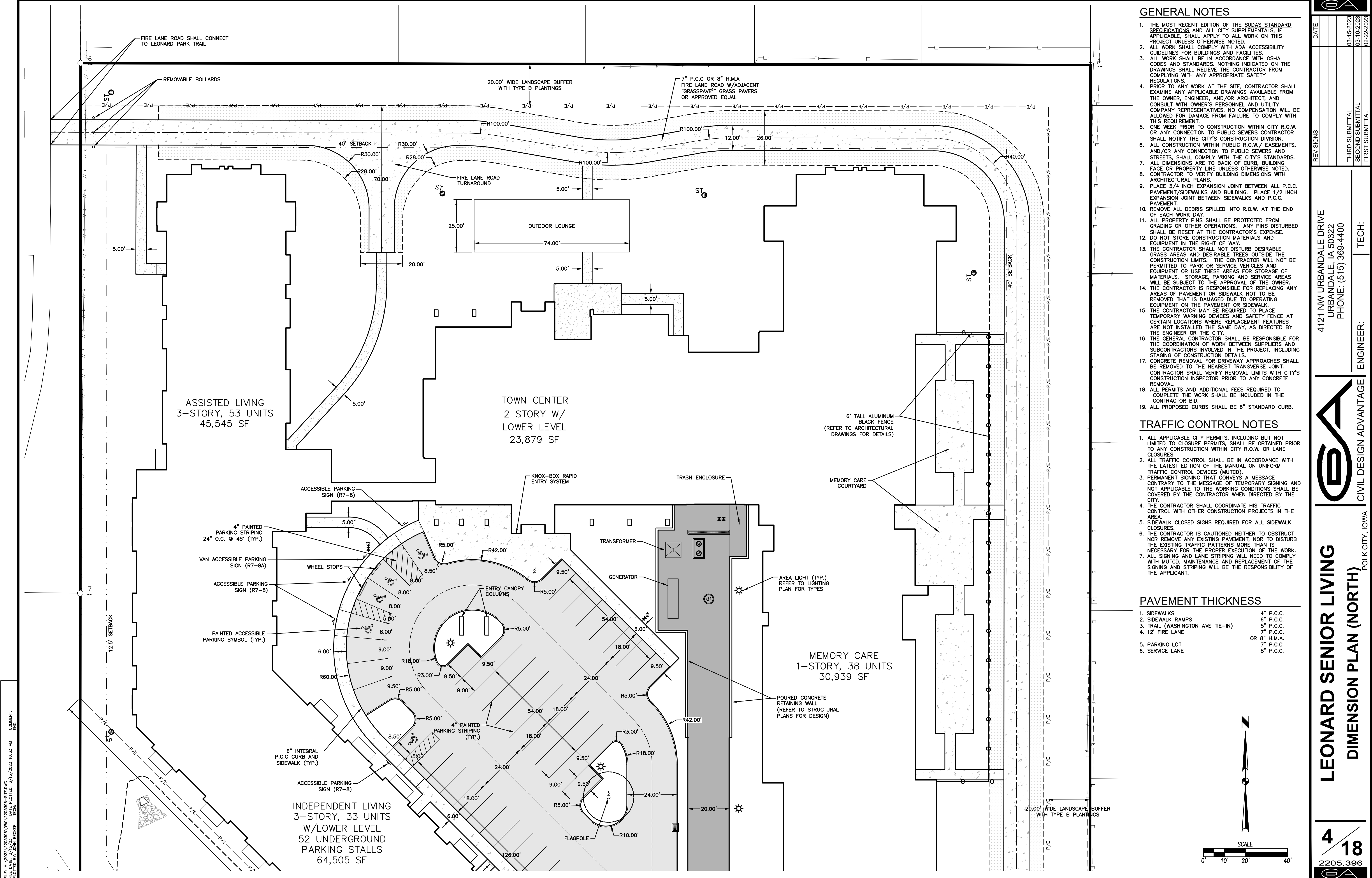


POLK CITY, IOWA

LEONARD SENIOR LIVING OVERALL SITE LAYOUT

ENGINEER:

TECH:



GENERAL NOTES

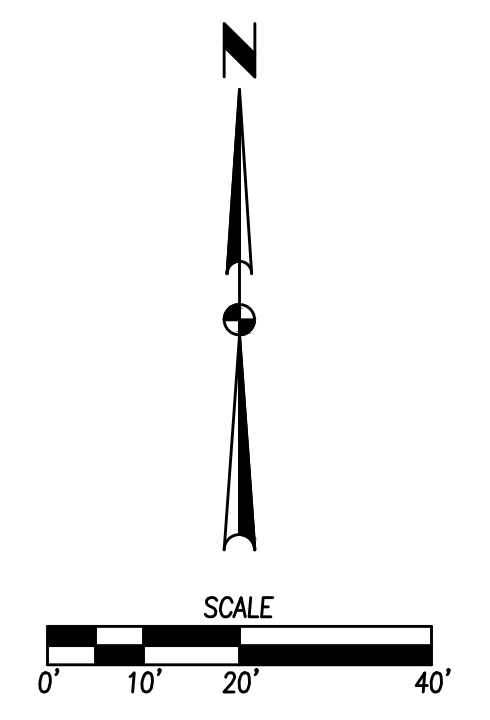
1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
9. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
15. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT, INCLUDING STAGING OF CONSTRUCTION DETAILS.
16. CONCRETE REMOVAL FOR DRIVEWAY APPROACHES SHALL BE REMOVED TO THE NEAREST TRANSVERSE JOINT. CONTRACTOR SHALL VERIFY REMOVAL LIMITS WITH CITY'S CONSTRUCTION INSPECTOR PRIOR TO ANY CONCRETE REMOVAL.
17. ALL PERMITS AND ADDITIONAL FEES REQUIRED TO COMPLETE THE WORK SHALL BE INCLUDED IN THE CONTRACTOR BID.
18. ALL PROPOSED CURBS SHALL BE 6" STANDARD CURB.

TRAFFIC CONTROL NOTES

1. ALL APPLICABLE CITY PERMITS, INCLUDING BUT NOT LIMITED TO CLOSURE PERMITS, SHALL BE OBTAINED PRIOR TO ANY CONSTRUCTION WITHIN CITY R.O.W. OR LANE CLOSURES.
2. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. PERMANENT SIGNING THAT CONVEYS A MESSAGE CONTRARY TO THE MESSAGE OF TEMPORARY SIGNING AND NOT APPLICABLE TO THE WORKING CONDITIONS SHALL BE COVERED BY THE CONTRACTOR WHEN DIRECTED BY THE CITY.
4. THE CONTRACTOR SHALL COORDINATE HIS TRAFFIC CONTROL WITH OTHER CONSTRUCTION PROJECTS IN THE AREA.
5. SIDEWALK CLOSED SIGNS REQUIRED FOR ALL SIDEWALK CLOSURES.
6. THE CONTRACTOR IS CAUTIONED NEITHER TO OBSTRUCT NOR REMOVE ANY EXISTING PAVEMENT, NOR TO DISTURB THE EXISTING TRAFFIC PATTERNS MORE THAN IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. ALL SIGNING AND LANE STRIPING WILL NEED TO COMPLY WITH MUTCD. MAINTENANCE AND REPLACEMENT OF THE SIGNING AND STRIPING WILL BE THE RESPONSIBILITY OF THE APPLICANT.

PAVEMENT THICKNESS

1. SIDEWALKS	4" P.C.C.
2. SIDEWALK RAMPS	6" P.C.C.
3. TRAIL (WASHINGTON AVE TIE-IN)	5" P.C.C.
4. 12' FIRE LANE	7" P.C.C.
	OR 8" H.M.A.
5. PARKING LOT	7" P.C.C.
6. SERVICE LANE	8" P.C.C.



LEONARD SENIOR LIVING
DIMENSION PLAN (NORTH)

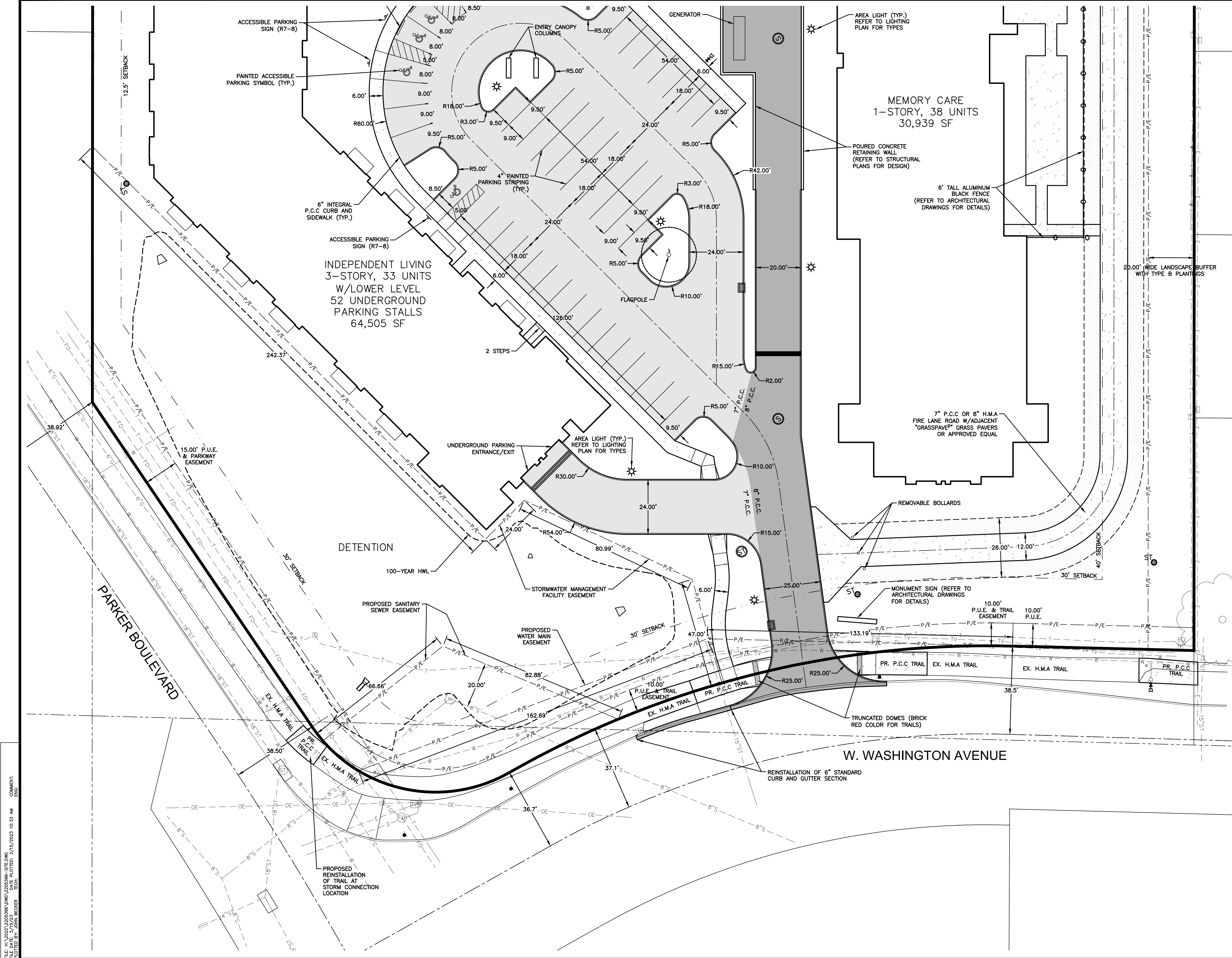
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: [Blank]
 ENGINEER: [Blank]

DATE: [Blank]
 REVISIONS: [Blank]
 THIRD SUBMITTAL: 03-15-2023
 SECOND SUBMITTAL: 03-10-2023
 FIRST SUBMITTAL: 02-22-2023

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 PLOTTED BY: DONA BECKER
 COMMENT: ENCL
 DATE: 3/15/2023 10:33 AM

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GENERAL NOTES

1. THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
2. ALL WORK SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
4. PRIOR TO ANY WORK AT THE SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER, ENGINEER, AND/OR ARCHITECT, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
5. ONE WEEK PRIOR TO CONSTRUCTION WITHIN CITY R.O.W. OR ANY CONNECTION TO PUBLIC SEWERS CONTRACTOR SHALL NOTIFY THE CITY'S CONSTRUCTION DIVISION.
6. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./ EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE CITY'S STANDARDS.
7. ALL DIMENSIONS ARE TO BACK OF CURB, BUILDING FACE OR PROPERTY LINE UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
8. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT.
9. REMOVE ALL DEBRIS SPILLED INTO R.O.W. AT THE END OF EACH WORK DAY.
10. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
11. DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT OF WAY.
12. THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
13. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
14. THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.
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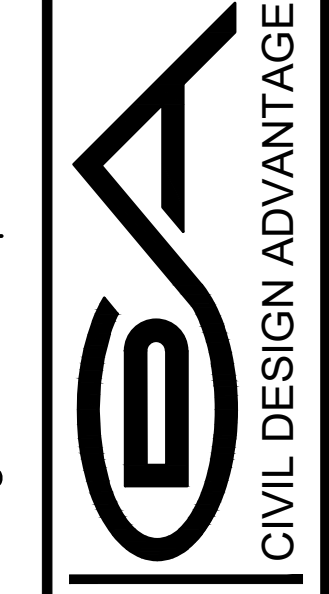
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PAVEMENT THICKNESS

- | | |
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| 2. SIDEWALK RAMPS | 6" P.C.C. |
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03-15-2023	THIRD SUBMITTAL
03-10-2023	SECOND SUBMITTAL
02-22-2023	FIRST SUBMITTAL

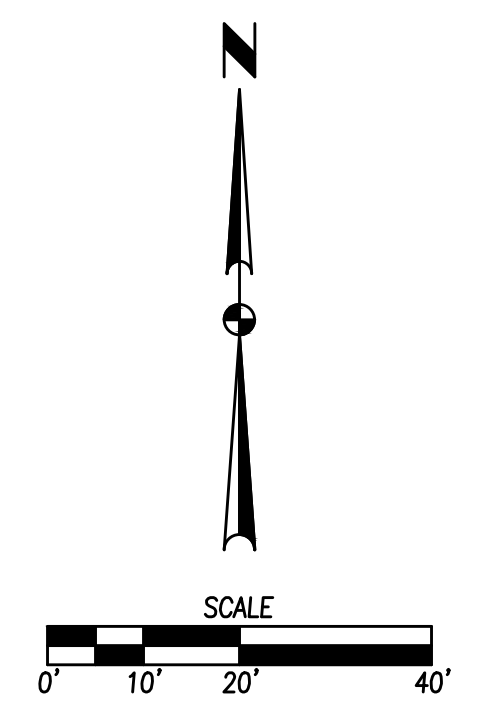
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



POLK CITY, IOWA
 ENGINEER:

**LEONARD SENIOR LIVING
 DIMENSION PLAN (SOUTH)**

FILE: H:\2023\2205396\DWG\2205396-SITELING
 COMMENT: ENCL
 PLOTTED BY: DONALD BECKER
 DATE: 3/15/2023 10:33 AM



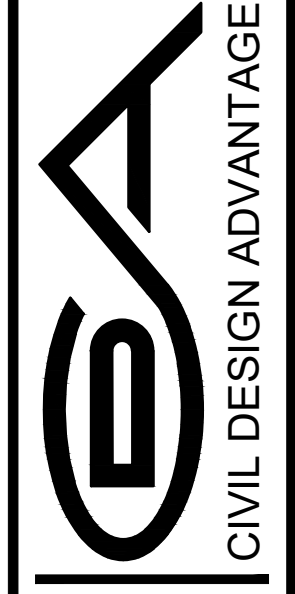
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REVISIONS	DATE
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SECOND SUBMITTAL	03-10-2023
FIRST SUBMITTAL	02-22-2023

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

ENGINEER: _____
 TECH: _____



CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

LEONARD SENIOR LIVING OVERALL GRADING PLAN

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 COMMENT: SITING
 PLOTTED BY: DANA BECKER
 DATE: 3/15/2023 10:33 AM

CROSS SECTION A
 (SEE DRAINAGE SWALE DETAIL)

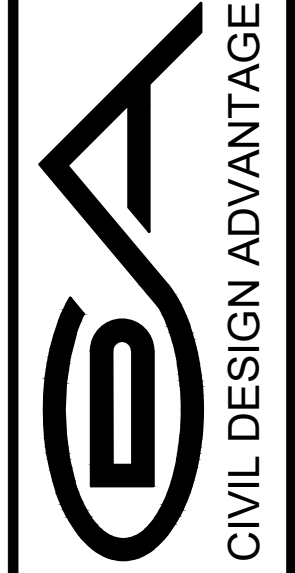
ORANGE CONSTRUCTION FENCE AT GRADING LIMITS
 ALONG NORTHERN & EASTERN BOUNDARIES
 ADJACENT TO EXISTING RESIDENTIAL (TYP.)

GRADING NOTES

1. PRIOR TO ANY GRADING, A COPY OF THE NPDES PERMIT SHALL BE PROVIDED TO THE CITY'S BUILDING DIVISION.
2. CONTRACTOR SHALL STRIP ALL DELETERIOUS MATERIAL. THE TOP 6" OF TOPSOIL IS TO BE STOCKPILED AND RESPAID AFTER GRADING IS COMPLETE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING A SUITABLE TOPSOIL STOCKPILE SITE.
3. EXCAVATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS, IF APPLICABLE.
4. MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
5. ALL SPOT ELEVATIONS ARE FORM GRADE (FG) OR TOP OF FINISHED SURFACES UNLESS OTHERWISE NOTED. SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
6. SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
7. THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN THE CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
8. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND Haul ROADS TO PREVENT THE SPREAD OF DUST. REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN FOR DETAILS ON EROSION CONTROL.
9. FINAL FINISH GRADING TO BE APPROVED BY THE ARCHITECT AND CIVIL ENGINEER. MATCH EXISTING GRADES AT THE INTERFACE OF NEW AND EXISTING GRADES OR PAVING.
10. SIDEWALKS: MAINTAIN 1% MINIMUM AND 5% MAXIMUM LONGITUDINAL SLOPES ON ALL PAVED WALKWAYS. ALL WALKS TO HAVE 2.0% MAXIMUM TRANSVERSE SLOPE IN THE DIRECTION OF NATURAL DRAINAGE. SAW CUT JOINTS AS SOON AS CONCRETE HAS SET. SAW CUTS TO BE 1/8" TO 1/4" WIDE; DEPTH: LONGITUDINAL 1/3, TRANSVERSE 1/4.
11. THE GRADING OF THE DETENTION FACILITY, INSTALLATION OF THE STORM SEWER SYSTEM (IF APPLICABLE), AND THE INSTALLATION OF THE ORIFICE PLATE (IF APPLICABLE) SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.
12. IF DURING CONSTRUCTION A TREE IS DETERMINED AS BEING ABLE TO BE PROTECTED/SAVED, ORANGE CONSTRUCTION FENCE SHALL BE INSTALLED TO PROTECT SUCH TREES.

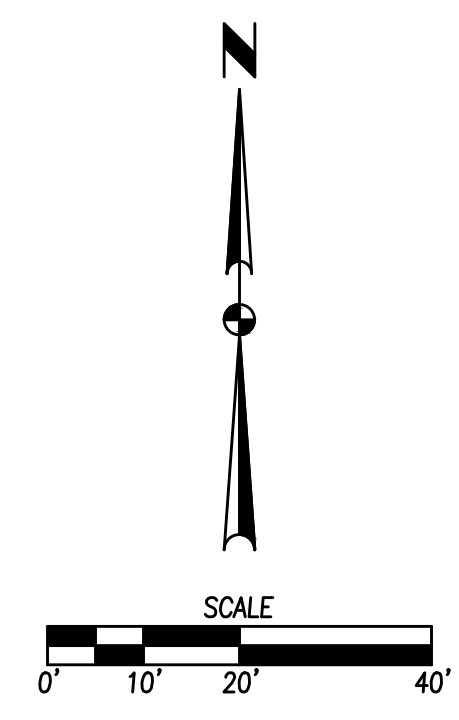
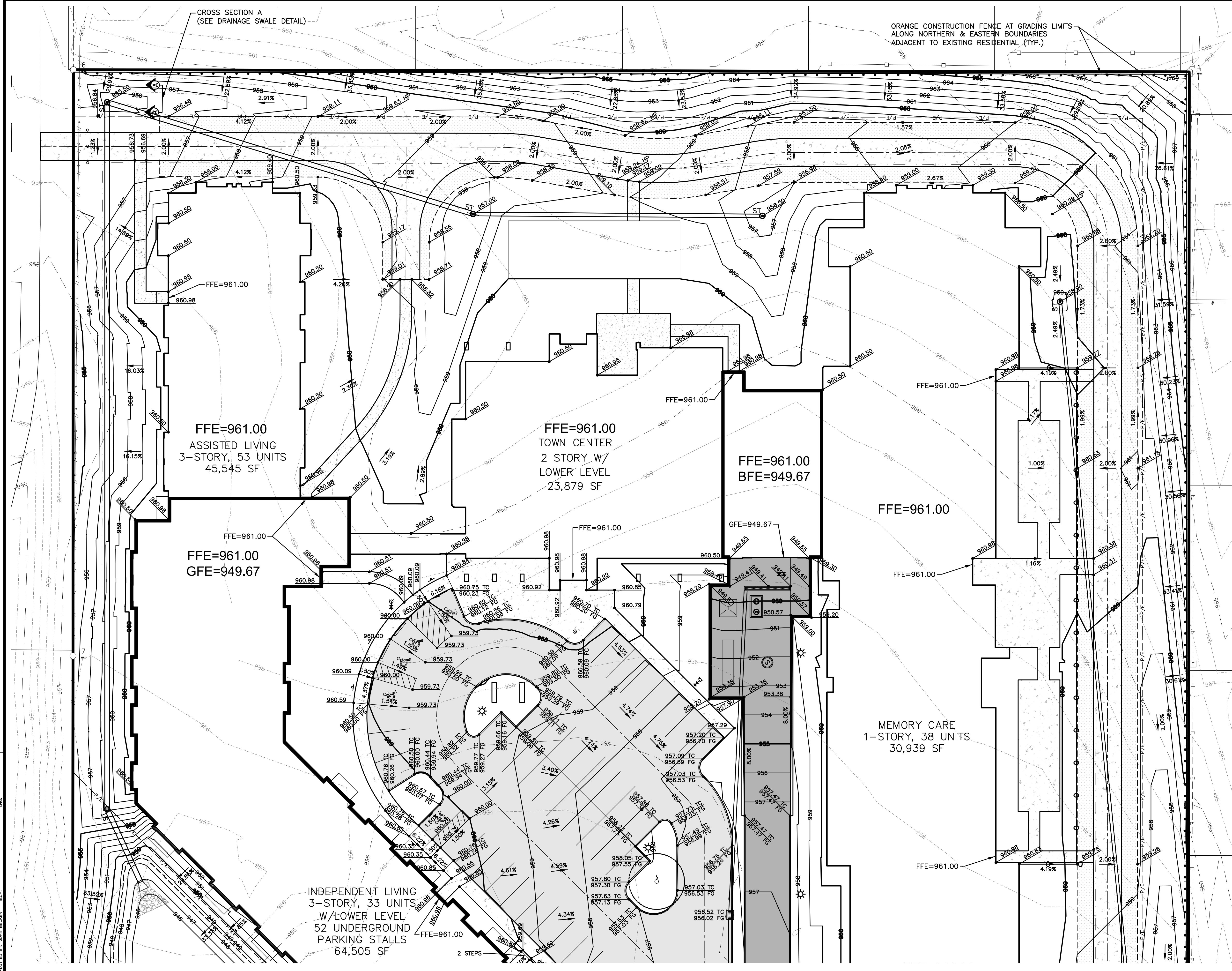
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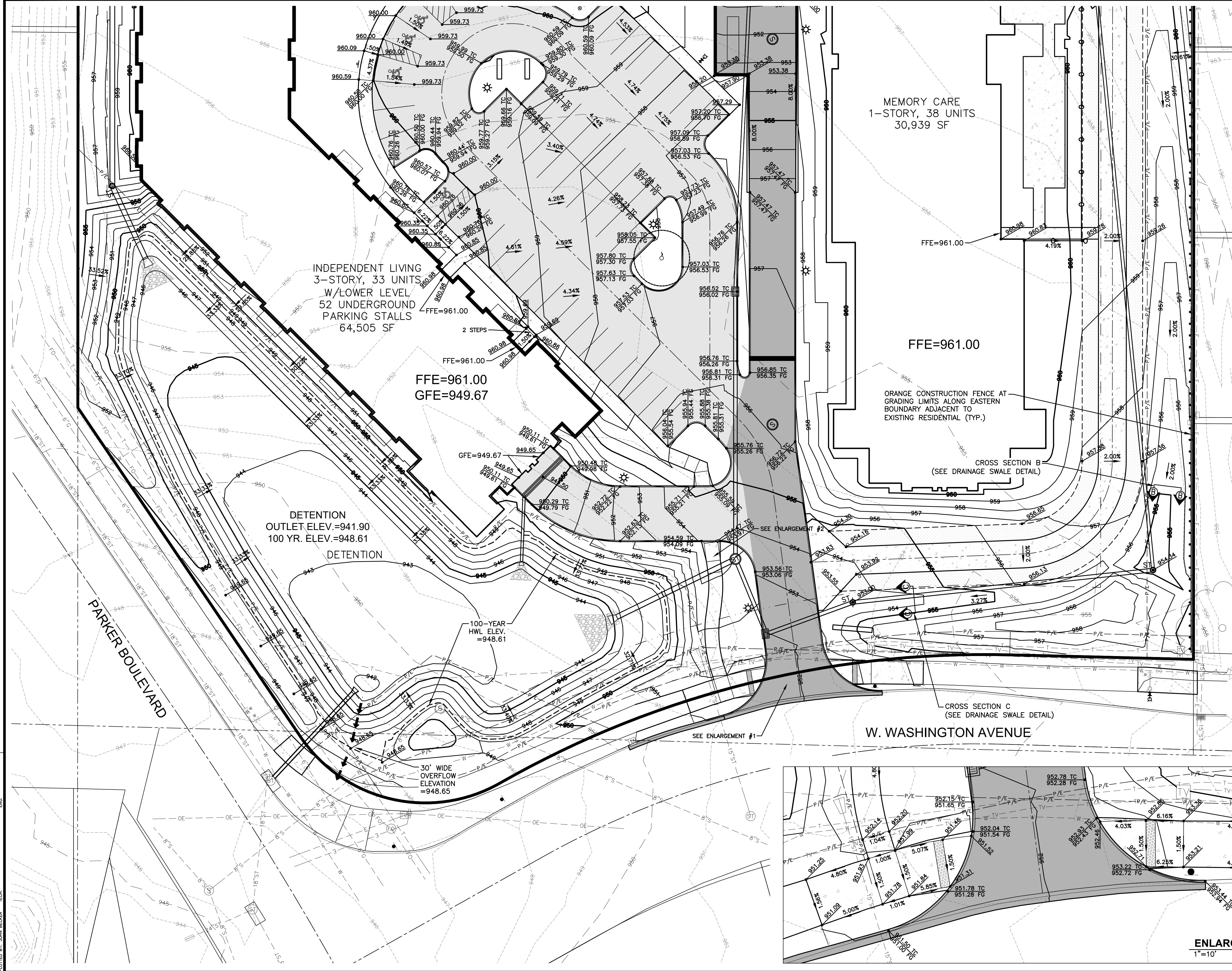


POLK CITY, IOWA

LEONARD SENIOR LIVING
GRADING PLAN (NORTH)

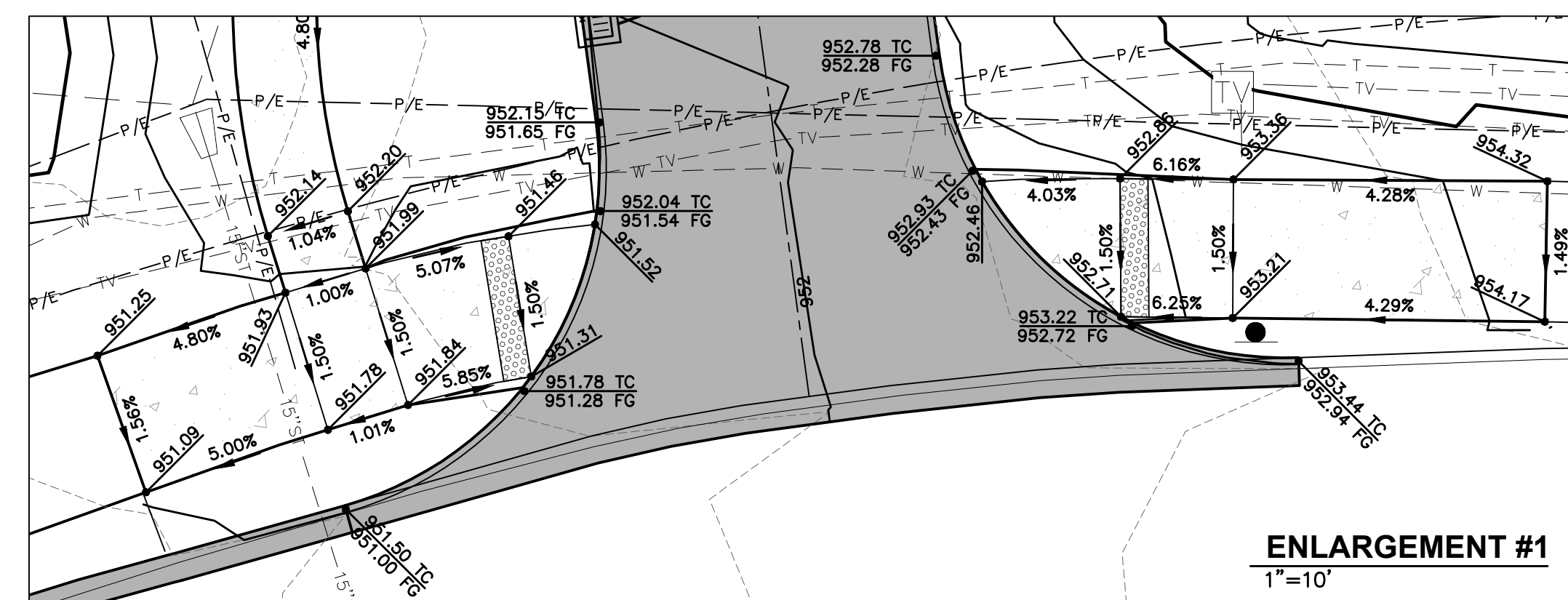
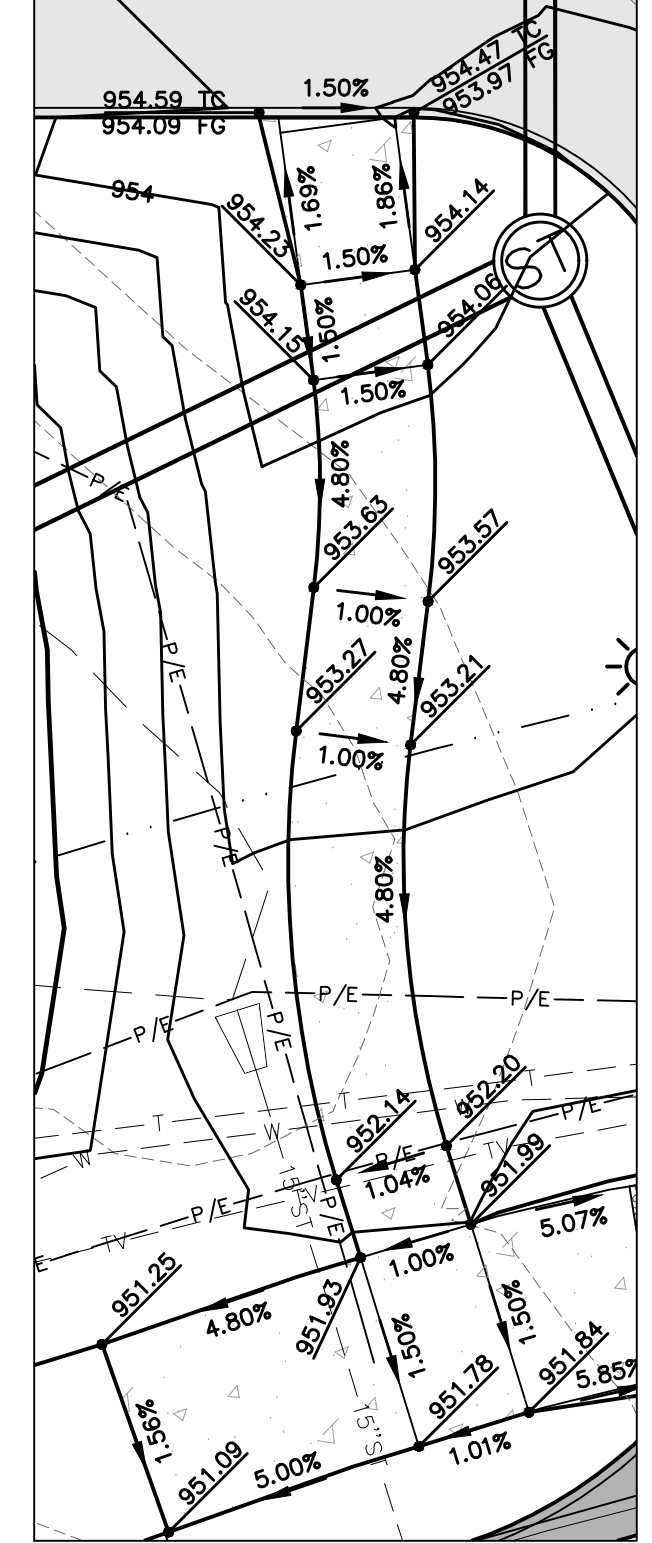


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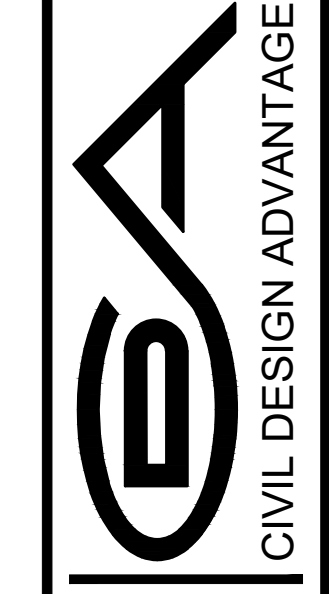
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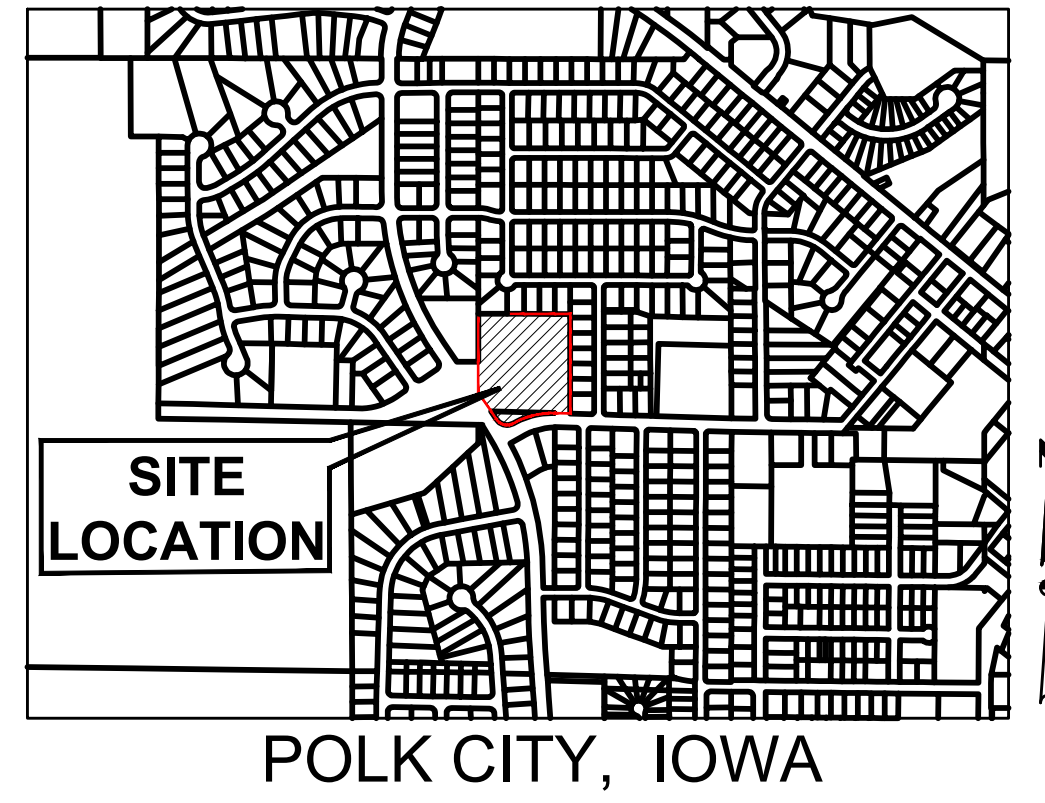
4121 NW URBANDALE DRIVE
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 PHONE: (515) 369-4400



POLK CITY, IOWA

LEONARD SENIOR LIVING
GRADING PLAN (SOUTH)

VICINITY MAP
NOT TO SCALE



LEONARD SENIOR LIVING

EROSION AND SEDIMENT CONTROL PLAN

STABILIZATION QUANTITIES

ITEM NO.	ITEM	UNIT	TOTAL
1	SILT FENCE	LF	1,275
2	SEEDING, FERTILIZING, AND MULCHING	AC	2.7
3	INLET PROTECTION DEVICES	EA	8
4	CONCRETE WASHOUT PIT	EA	1
5	12" PVC TEMPORARY STANDPIPE	EA	1

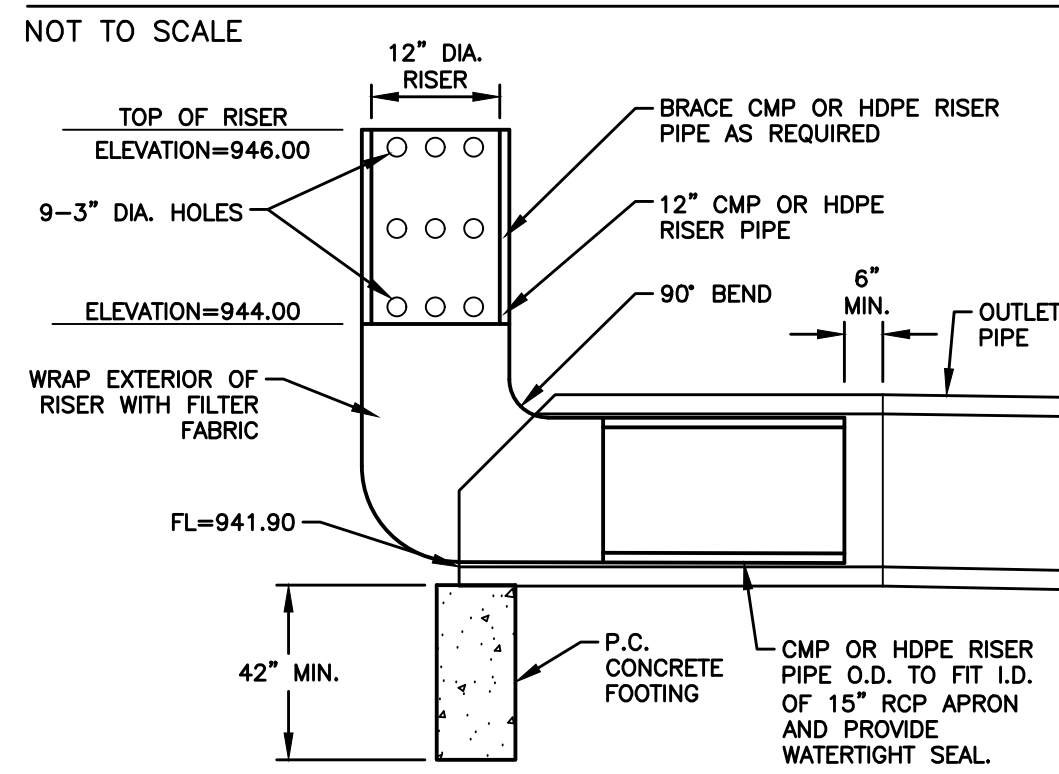
NOTES:

- IF DEWATERING IS NEEDED FOR ANY REASON, DISCHARGE OF WATER OFFSITE IS TO CONFORM WITH THE GENERAL PERMIT #2 REQUIREMENT.
- DISTURBED AREAS SHALL BE TEMPORARILY SEEDED OR MULCHED IMMEDIATELY WHENEVER CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY OR TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.

DISCHARGE POINT SUMMARY

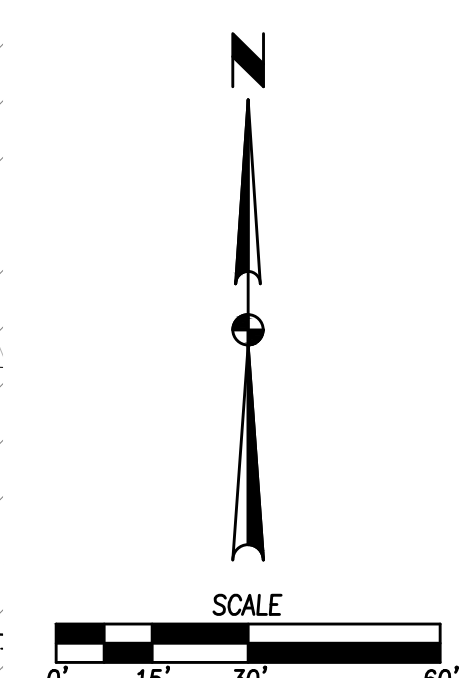
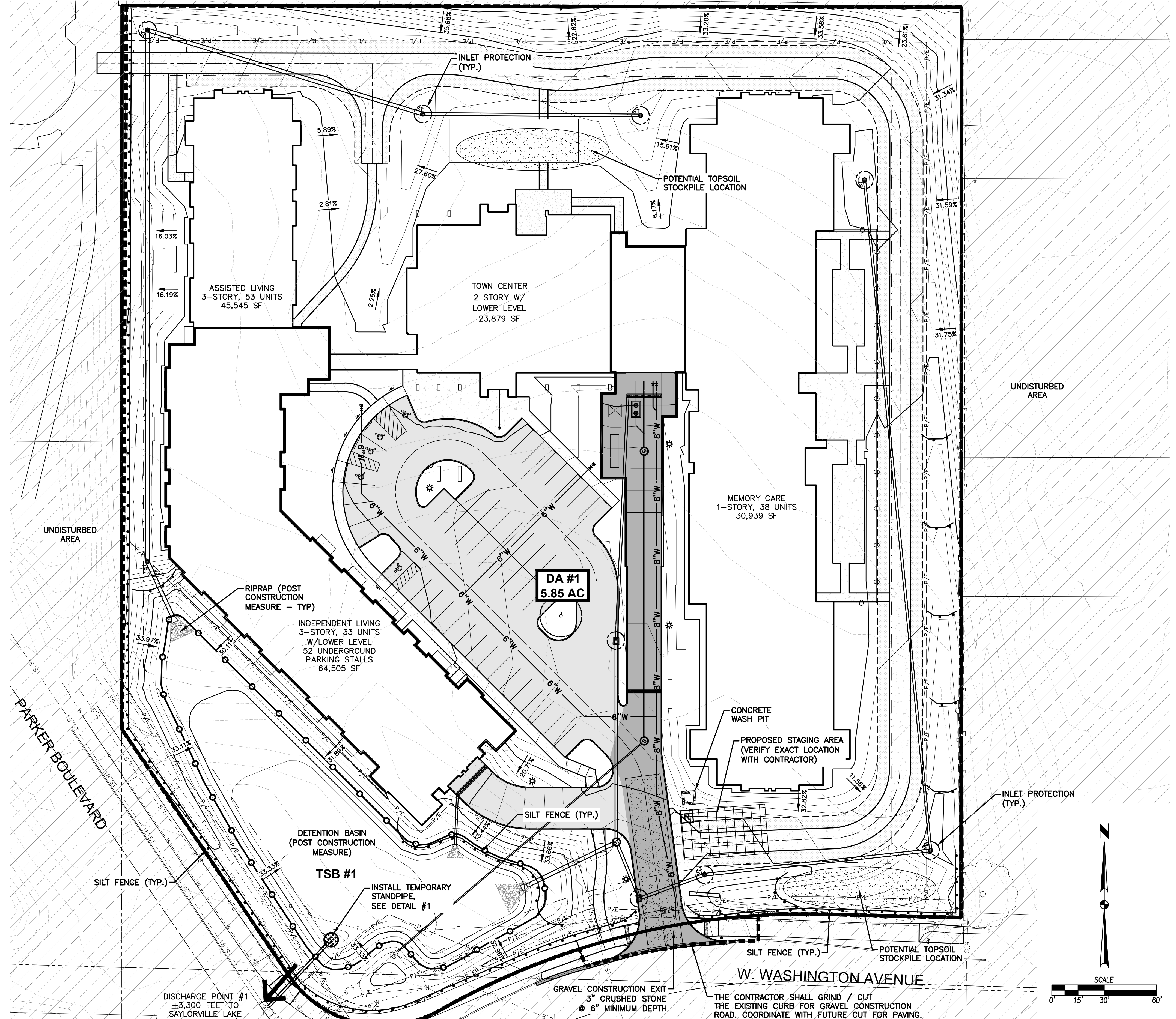
DISCHARGE POINT #1 TO SAYLORVILLE LAKE ±3,300 FT
TOTAL AREA DISTURBED TO DISCHARGE POINT 5.85 ACRES
STORAGE VOLUME REQUIRED (# OF ACRES*3600 CU FT) 21,060 CU FT
VOLUME PROVIDED IN SILT FENCE (1,275 LF @ 5 CU FT/LF OF FENCE) 6,375 CU FT
VOLUME PROVIDED IN TSB #1 32,972 CU FT
TOTAL VOLUME PROVIDED 39,347 CU FT

TEMPORARY STAND PIPE DETAIL #1



SWPPP LEGEND

DRAINAGE ARROW		UNDISTURBED AREA	
GRADING LIMITS		RIP-RAP	
SILT FENCE		GRAVEL ENTRANCE	
INLET PROTECTION		STAGING AREA	
PORTABLE RESTROOM		TEMPORARY SEDIMENT BASIN	
TEMPORARY STANDPIPE			
CONCRETE WASHOUT PIT			



DATE	REVISIONS	ENGINEER
03-10-2023	FIRST SUBMITTAL	EI:
02-22-2023	SECOND SUBMITTAL	

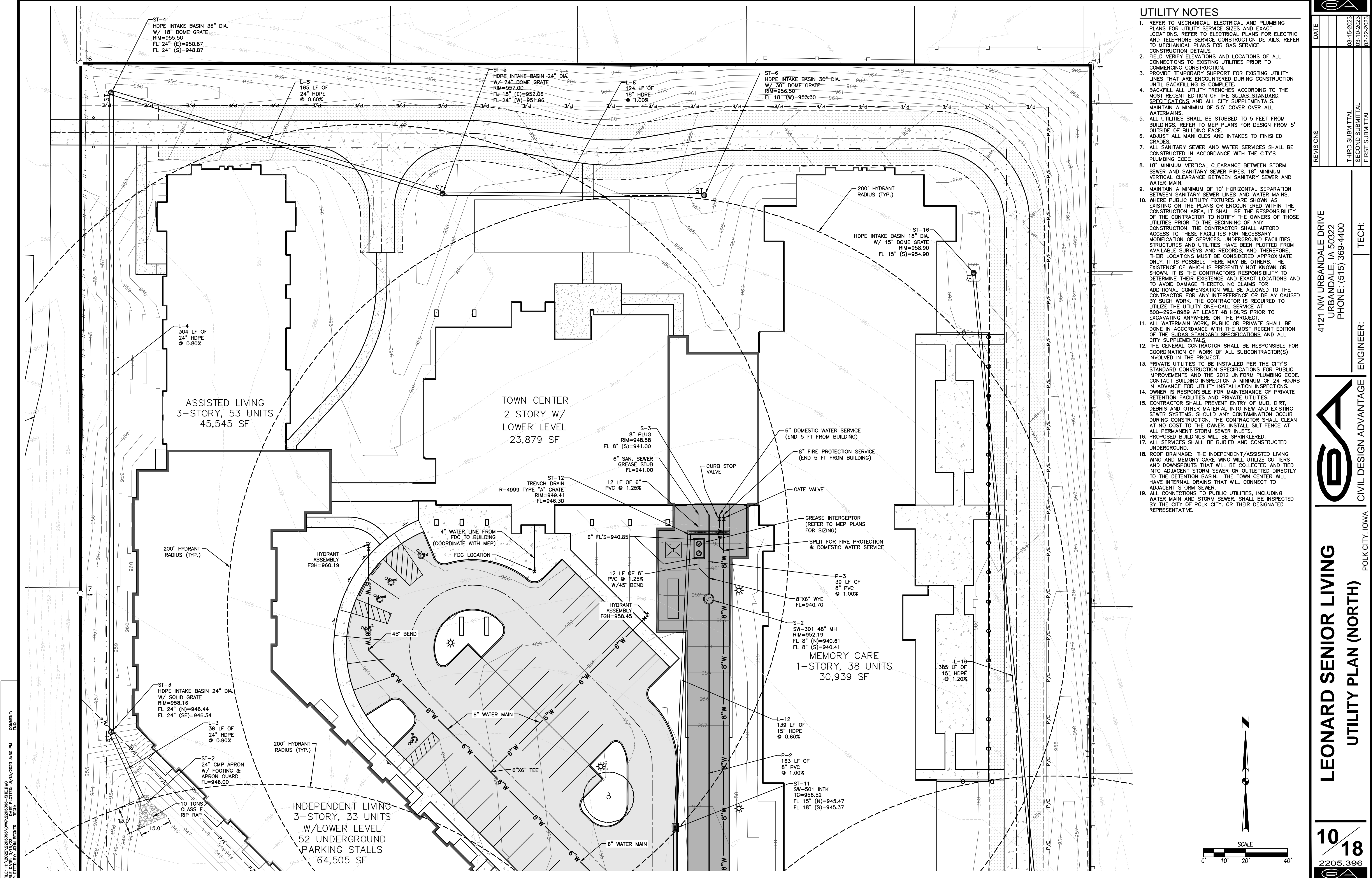
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PHONE: (515) 369-4400 FAX: (515) 369-4410

CIVIL DESIGN ADVANTAGE
POLK CITY, IOWA

LEONARD SENIOR LIVING

EROSION AND SEDIMENT CONTROL PLAN

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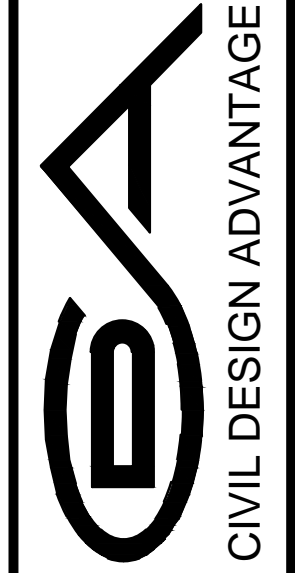
UTILITY NOTES

- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
- FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
- PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
- BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
- ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
- ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
- ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
- 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
- MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
- WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
- ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SUDAS STANDARD SPECIFICATIONS, AND ALL CITY SUPPLEMENTALS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
- PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
- OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
- CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
- PROPOSED BUILDINGS WILL BE SPRINKLERED.
- ALL SERVICES SHALL BE BURIED AND CONSTRUCTED UNDERGROUND.
- ROOF DRAINAGE: THE INDEPENDENT/ASSISTED LIVING WING AND MEMORY CARE WING WILL UTILIZE GUTTERS AND DOWNSPOUTS THAT WILL BE COLLECTED AND TIED INTO ADJACENT STORM SEWER OR OUTLETTED DIRECTLY TO THE DETENTION BASIN. THE TOWN CENTER WILL HAVE INTERNAL DRAINS THAT WILL CONNECT TO ADJACENT STORM SEWER.
- ALL CONNECTIONS TO PUBLIC UTILITIES, INCLUDING WATER MAIN AND STORM SEWER, SHALL BE INSPECTED BY THE CITY OF POLK CITY, OR THEIR DESIGNATED REPRESENTATIVE.

DATE	REVISIONS
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03-10-2023	SECOND SUBMITTAL
02-22-2023	FIRST SUBMITTAL

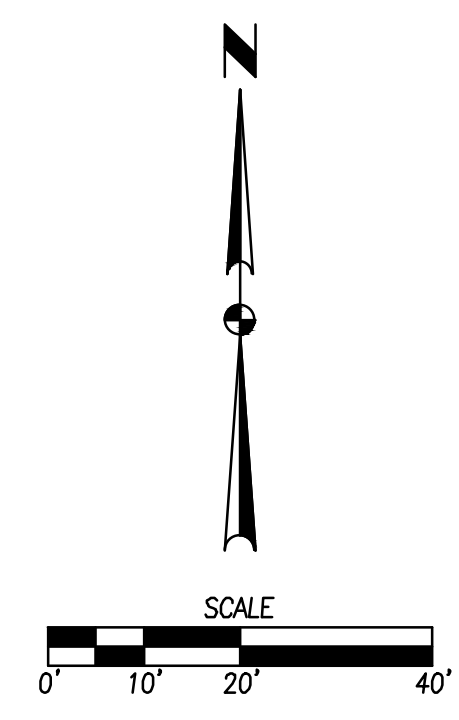
4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: _____
 ENGINEER: _____

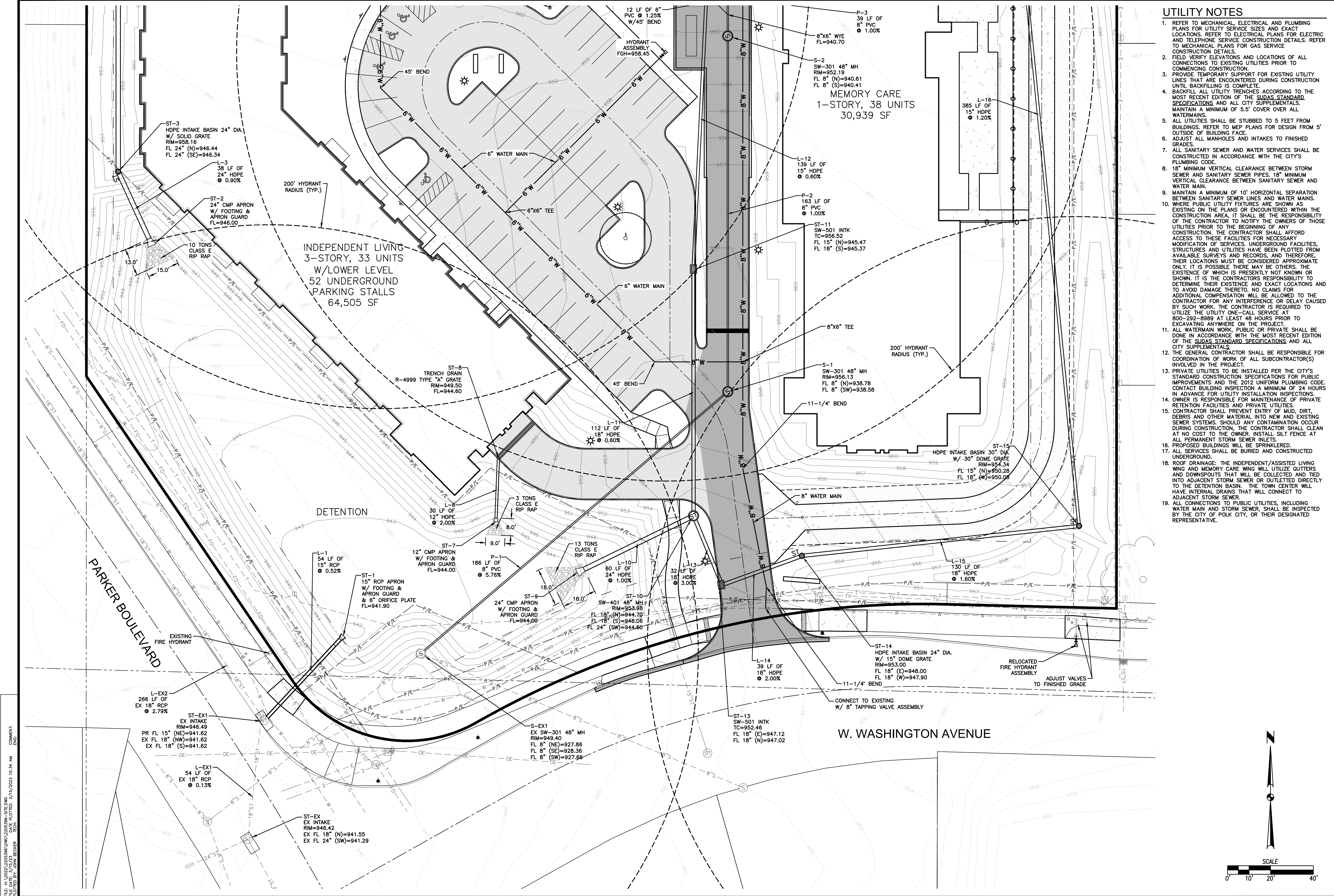


POLK CITY, IOWA

LEONARD SENIOR LIVING
UTILITY PLAN (NORTH)



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 PLOTTED BY: GVAI BECKER
 DATE: 3/15/2023 3:50 PM
 COMMENT:



- ### UTILITY NOTES
- REFER TO MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR UTILITY SERVICE SIZES AND EXACT LOCATIONS. REFER TO ELECTRICAL PLANS FOR ELECTRIC AND TELEPHONE SERVICE CONSTRUCTION DETAILS. REFER TO MECHANICAL PLANS FOR GAS SERVICE CONSTRUCTION DETAILS.
 - FIELD VERIFY ELEVATIONS AND LOCATIONS OF ALL CONNECTIONS TO EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
 - PROVIDE TEMPORARY SUPPORT FOR EXISTING UTILITY LINES THAT ARE ENCOUNTERED DURING CONSTRUCTION UNTIL BACKFILLING IS COMPLETE.
 - BACKFILL ALL UTILITY TRENCHES ACCORDING TO THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS. MAINTAIN A MINIMUM OF 5.5' COVER OVER ALL WATERMANS.
 - ALL UTILITIES SHALL BE STUBBED TO 5 FEET FROM BUILDINGS. REFER TO MEP PLANS FOR DESIGN FROM 5' OUTSIDE OF BUILDING FACE.
 - ADJUST ALL MANHOLES AND INTAKES TO FINISHED GRADES.
 - ALL SANITARY SEWER AND WATER SERVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S PLUMBING CODE.
 - 18" MINIMUM VERTICAL CLEARANCE BETWEEN STORM SEWER AND SANITARY SEWER PIPES. 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY SEWER AND WATER MAIN.
 - MAINTAIN A MINIMUM OF 10' HORIZONTAL SEPARATION BETWEEN SANITARY SEWER LINES AND WATER MAINS.
 - WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THEREOF. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK. THE CONTRACTOR IS REQUIRED TO UTILIZE THE UTILITY ONE-CALL SERVICE AT 800-292-8989 AT LEAST 48 HOURS PRIOR TO EXCAVATING ANYWHERE ON THE PROJECT.
 - ALL WATERMAIN WORK, PUBLIC OR PRIVATE SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE SDAS STANDARD SPECIFICATIONS AND ALL CITY SUPPLEMENTALS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK OF ALL SUBCONTRACTOR(S) INVOLVED IN THE PROJECT.
 - PRIVATE UTILITIES TO BE INSTALLED PER THE CITY'S STANDARD CONSTRUCTION SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE 2012 UNIFORM PLUMBING CODE. CONTACT BUILDING INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE FOR UTILITY INSTALLATION INSPECTIONS.
 - OWNER IS RESPONSIBLE FOR MAINTENANCE OF PRIVATE RETENTION FACILITIES AND PRIVATE UTILITIES.
 - CONTRACTOR SHALL PREVENT ENTRY OF MUD, DIRT, DEBRIS AND OTHER MATERIAL INTO NEW AND EXISTING SEWER SYSTEMS. SHOULD ANY CONTAMINATION OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL CLEAN AT NO COST TO THE OWNER. INSTALL SILT FENCE AT ALL PERMANENT STORM SEWER INLETS.
 - PROPOSED BUILDINGS WILL BE SPRINKLERED.
 - ALL SERVICES SHALL BE BURIED AND CONSTRUCTED UNDERGROUND.
 - ROOF DRAINAGE: THE INDEPENDENT/ASSISTED LIVING WING AND MEMORY CARE WING WILL UTILIZE GUTTERS AND DOWNSPOUTS THAT WILL BE COLLECTED AND TIED INTO ADJACENT STORM SEWER OR OUTLETED DIRECTLY TO THE DETENTION BASIN. THE TOWN CENTER WILL HAVE INTERNAL DRAINS THAT WILL CONNECT TO ADJACENT STORM SEWER.
 - ALL CONNECTIONS TO PUBLIC UTILITIES, INCLUDING WATER MAIN AND STORM SEWER, SHALL BE INSPECTED BY THE CITY OF POLK CITY, OR THEIR DESIGNATED REPRESENTATIVE.

DATE	03-15-2023	03-10-2023	02-22-2023
REVISIONS	THIRD SUBMITTAL	SECOND SUBMITTAL	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
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PHONE: (515) 369-4400

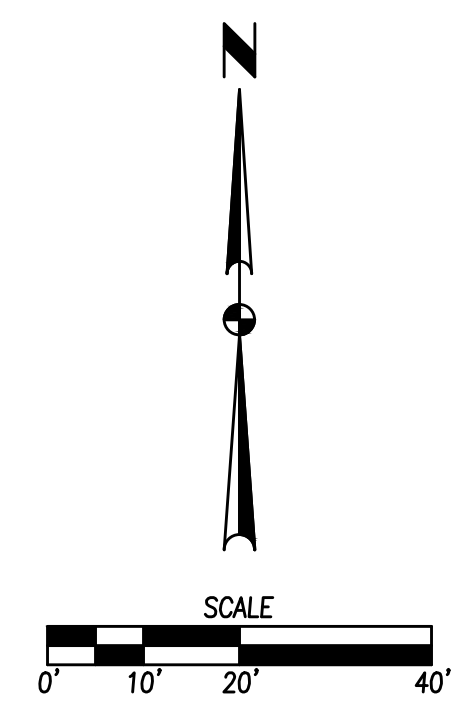
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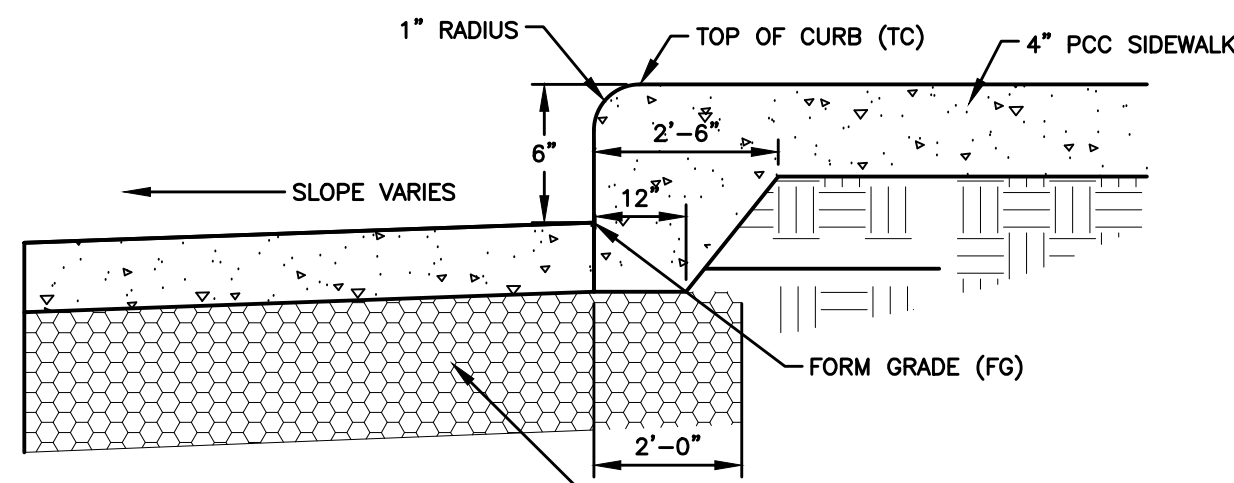
LEONARD SENIOR LIVING
UTILITY PLAN (SOUTH)

POLK CITY, IOWA

11/18
2205.396

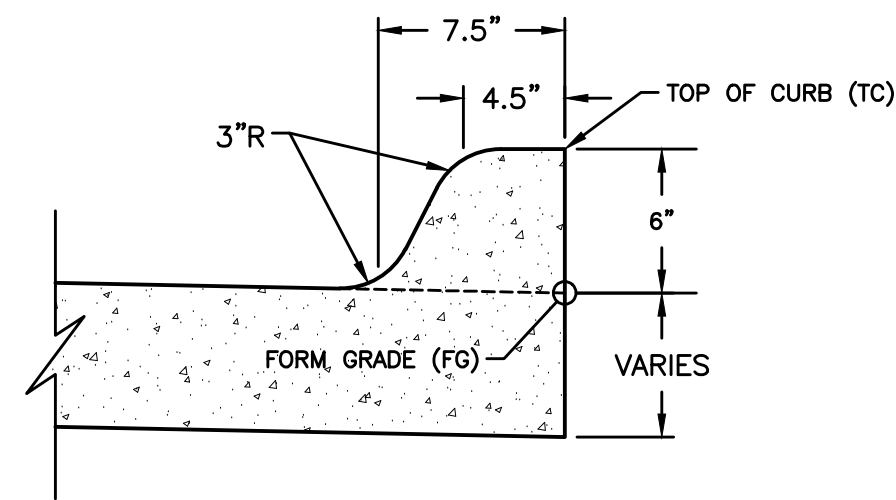
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DRAWN BY: DANA BECKER
CHECKED BY: _____



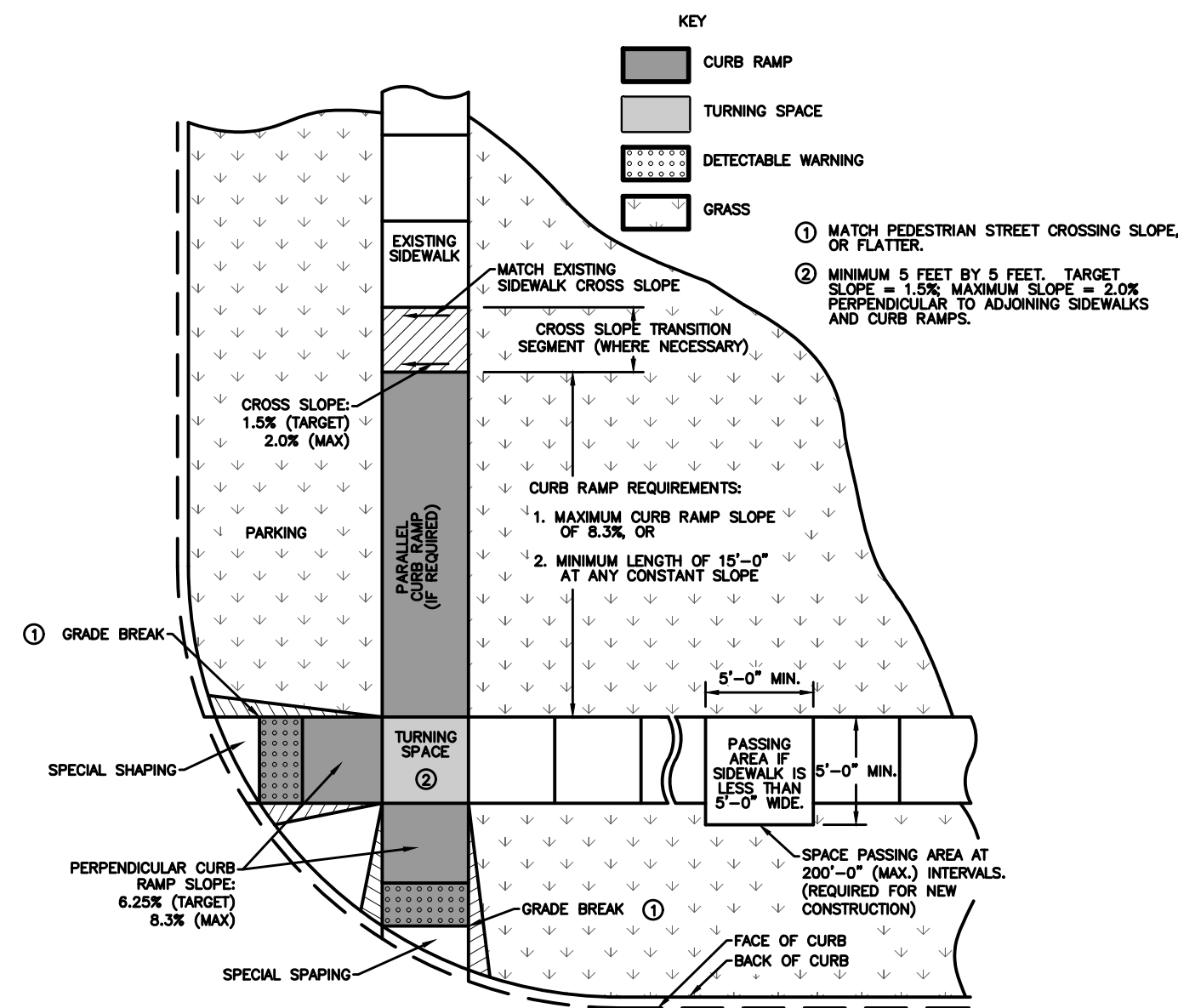


NOTE:
 1. TRANSVERSE JOINTS SHALL BE C JOINTS AT 15' MAX. SPACING.
 2. LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1.

6" INTEGRAL CURB AND SIDEWALK

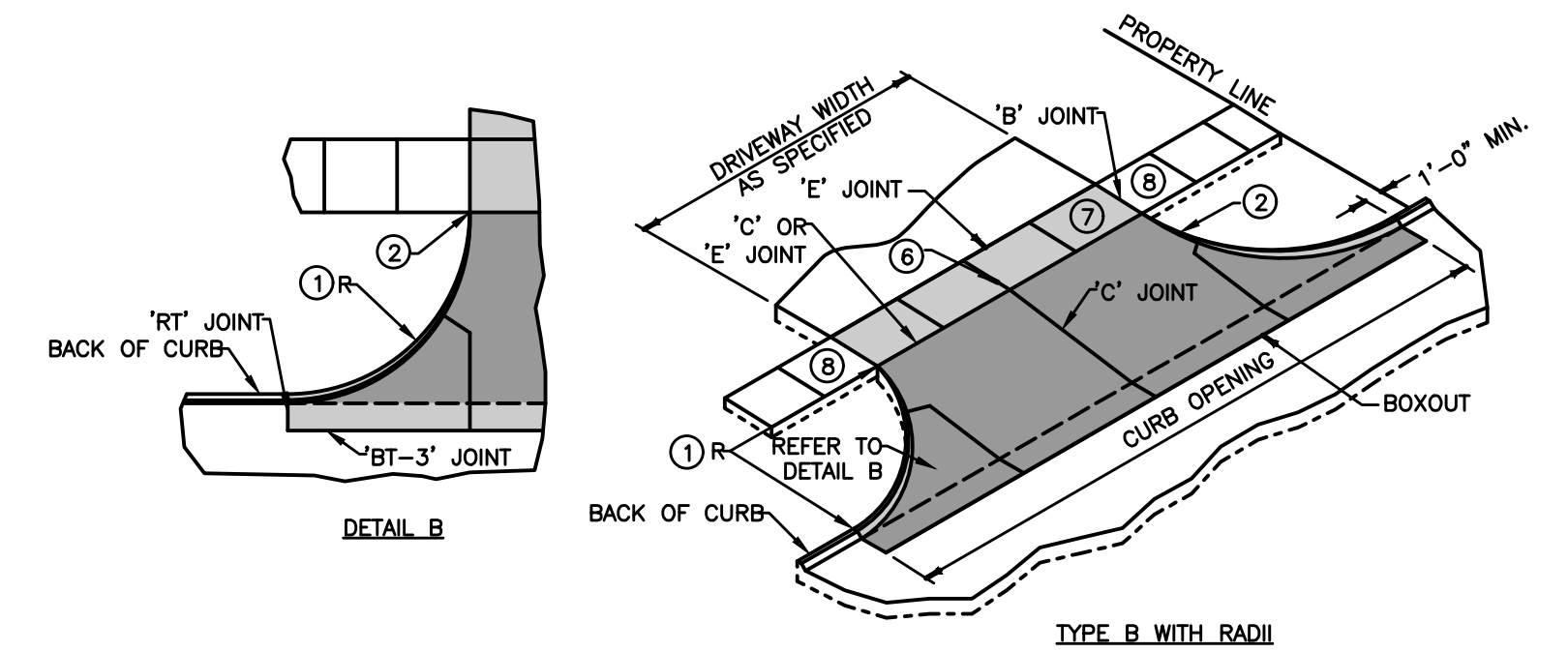


INTEGRAL 6" STANDARD CURB SPOT ELEVATION REFERENCE

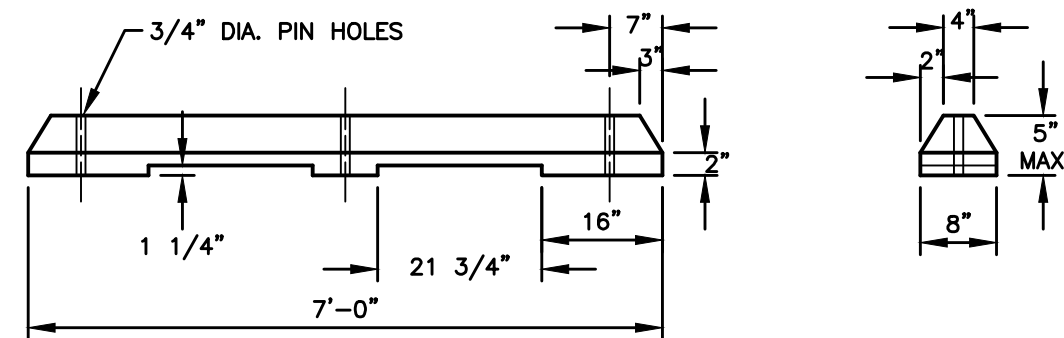


GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK

- DRIVEWAY RADIUS (R). RESIDENTIAL: 10 FOOT MINIMUM, 15 FOOT MAXIMUM. COMMERCIAL AND INDUSTRIAL: AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- TRANSITION THE CURB HEIGHT TO 0 INCHES AT END OF TAPER/RADIUS OR AT THE FRONT EDGE OF SIDEWALK. DO NOT EXTEND RAISED CURB CROSS SIDEWALK.
- PAVEMENT THICKNESS. RESIDENTIAL: 6 INCHES MINIMUM. COMMERCIAL AND INDUSTRIAL: 7 INCHES MINIMUM.
- SIDEWALK THICKNESS THROUGH DRIVEWAY TO MATCH THICKNESS OF DRIVEWAY.
- IF LONGITUDINAL JOINT IS LOCATED 48 INCHES OR LESS FROM THE BACK OF CURB, EXTEND BOXOUT TO JOINT LINE. FULL DEPTH SAW CUT IS STILL REQUIRED.
- FOR ALLEYS, INVERT THE PAVEMENT CROWN 2% TOWARD THE CENTER OF THE ALLEY.
- TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. IF SPECIFIED IN THE CONTRACT DOCUMENTS, CONSTRUCT THE SIDEWALK THROUGH THE DRIVEWAY 5 FEET WIDE TO SERVE AS A PASSING SPACE.
- IF CROSS SLOPE OF ADJACENT SIDEWALK PANEL EXCEEDS 2.0%, REMOVE AND REPLACE TO TRANSITION FROM EXISTING SIDEWALK TO SIDEWALK THROUGH DRIVEWAY. IF THE ELEVATION CHANGE REQUIRES A CURB RAMP, COMPLY WITH FIGURE 7030.205; VERIFY NEED FOR DETECTABLE WARNING PANEL WITH ENGINEER.



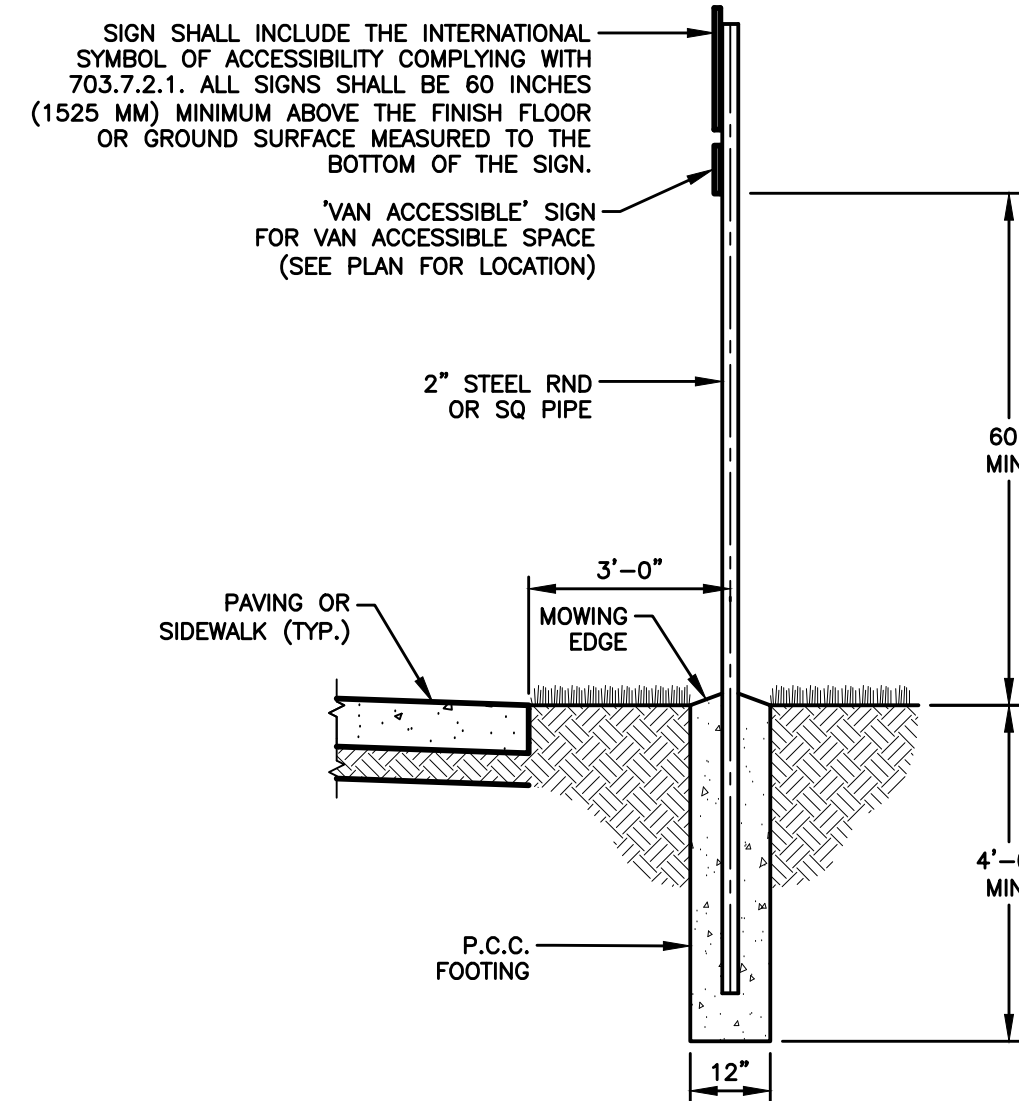
CONCRETE DRIVEWAY TYPE B



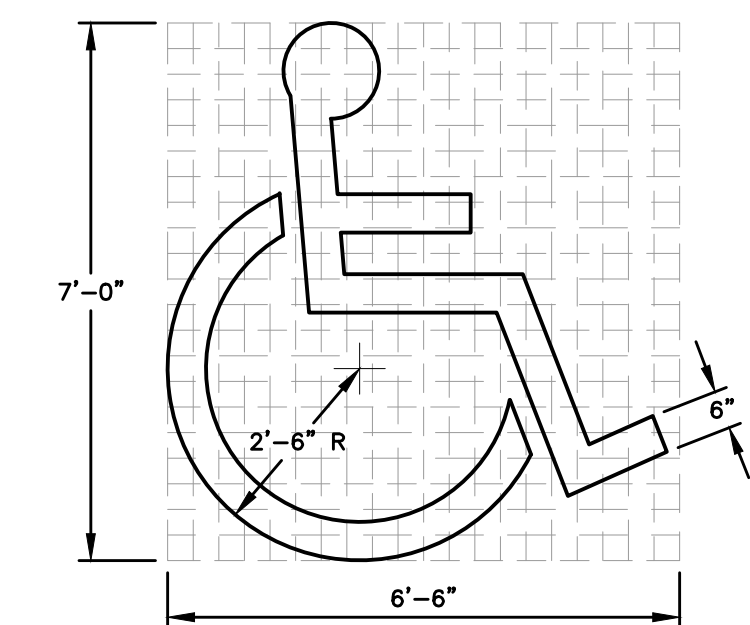
GENERAL NOTES:

- DETAILS INDICATED HEREON ARE TYPICAL ONLY. ALTERNATE DESIGNS MAY BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ANY ALTERNATE DESIGN APPROVED FOR USE ON CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS AS SHOWN. REFER TO ADDITIONAL PORTIONS OF THE PROJECT PLANS FOR COMPLETE DATA AS TO INSTALLATION, LOCATION, ETC.
- ANY PRECAST P.C.C. WHEELSTOP MEASURING LONGER THAN 6'-0" WILL REQUIRE 3 ANCHOR PINS TO HOLD WHEELSTOP IN POSITION.
- ANCHOR PINS SHALL BE 5/8" DIAMETER, 1'-6" LONG. ANCHOR PINS THAT ARE NOT BEDDED IN CONCRETE SHALL BE GALVANIZED. GROUT ANCHOR PINS MINIMUM OF 2" DEEP.
- REINFORCING STEEL USED IN PRECAST P.C.C. WHEELSTOPS SHALL HAVE A MINIMUM OF 2" CLEARANCE TO THE CONCRETE SURFACES.
- MINIMUM CONCRETE STRENGTH IS 4,000 PSI. LOCATE 6" FROM EDGE OF PAVEMENT TO CENTER OF WHEELSTOP. CENTER WHEELSTOP IN EACH SPACE.

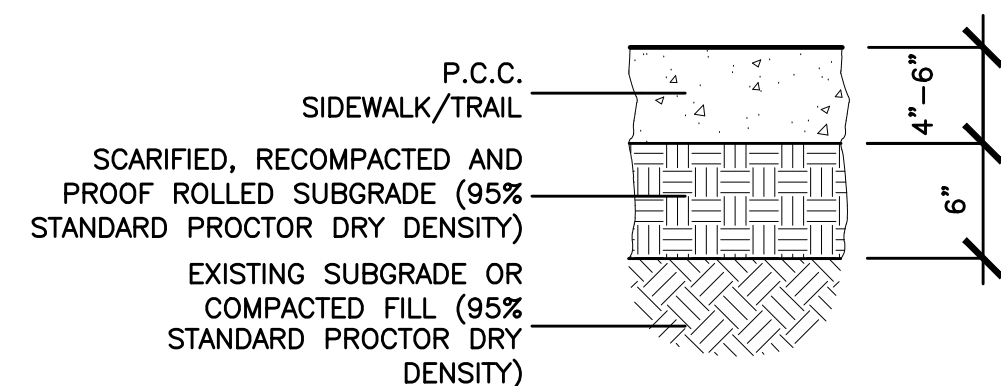
P.C.C. WHEELSTOP



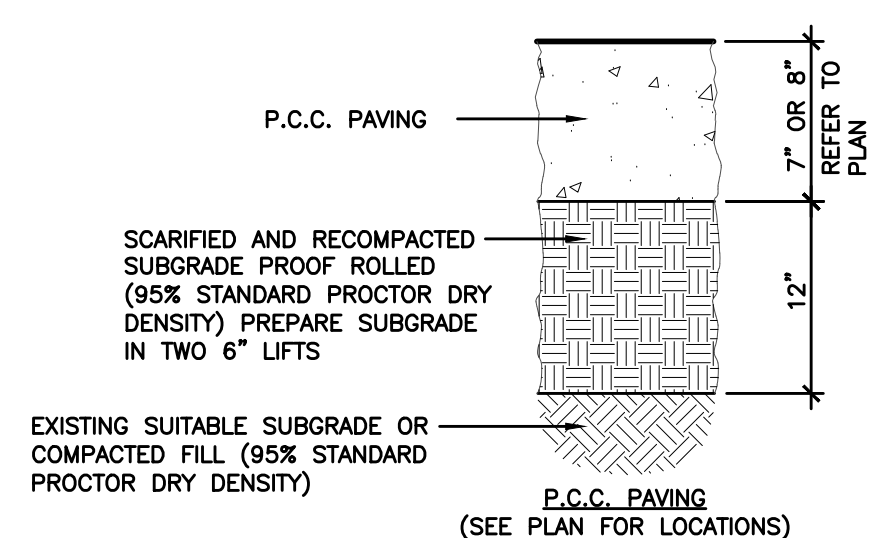
ACCESSIBLE PARKING SIGN



WHEELCHAIR SYMBOL

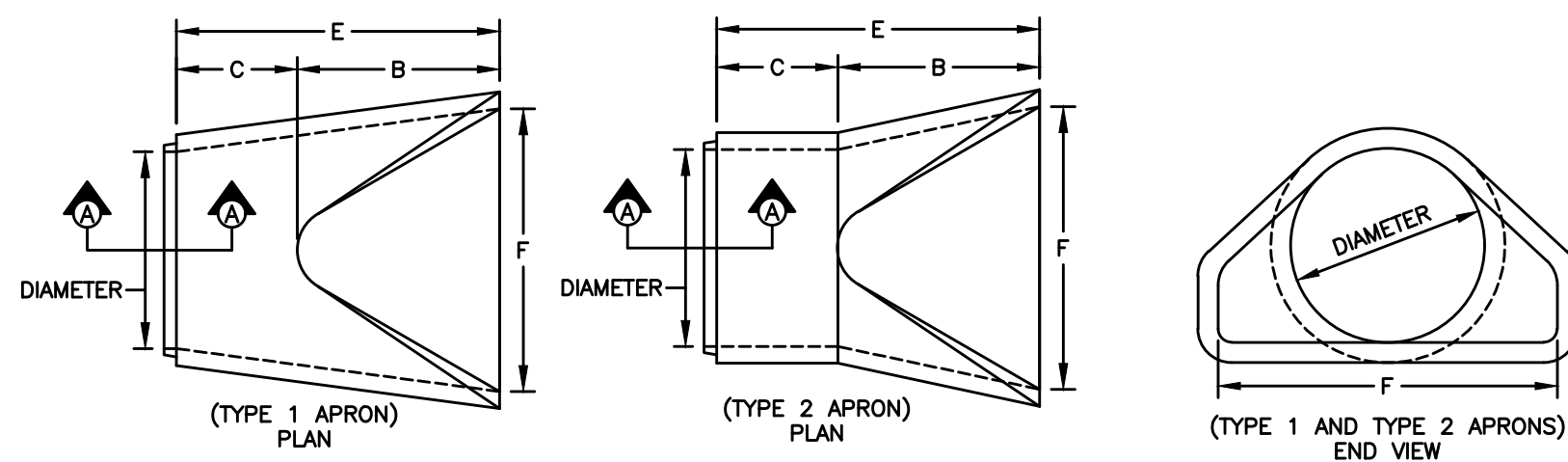


P.C.C. SIDEWALK DETAIL



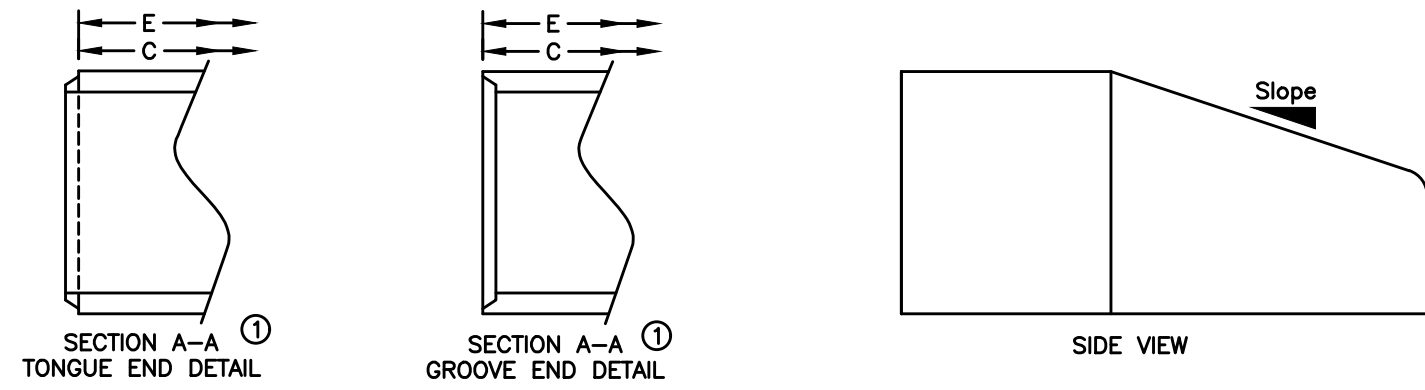
TYPICAL SECTION - P.C.C. PAVEMENT

- NOTE:
- SUBGRADE PREPARATION SHALL EXTEND 24" BEYOND EDGE OF PAVING OR BACK OF CURB. EXCEPT WHEN ABUTTING EXISTING PAVEMENT.
 - TRANSVERSE JOINTS SHALL BE "C" JOINTS FOR 7" AND 8" PCC AT 15' MAX. SPACING.
 - LONGITUDINAL JOINTS SHALL BE INTERCHANGEABLE, L-1 OR KT-1 FOR 7" AND 8" PCC.



DIMENSION 'E' SHOWN IS THE MINIMUM AND IS CONSIDERED THE DESIGN LENGTH. ADJUST FOR ANY DIFFERENCE BETWEEN THE ACTUAL LENGTH OF CONCRETE APRON INSTALLED AND THE LENGTH INDICATED BELOW FOR THE LENGTH OF CONCRETE CULVERT PIPE FURNISHED.

① TONGUE END USED ON INLET END SECTION. GROOVE END USED ON OUTLET END SECTION.

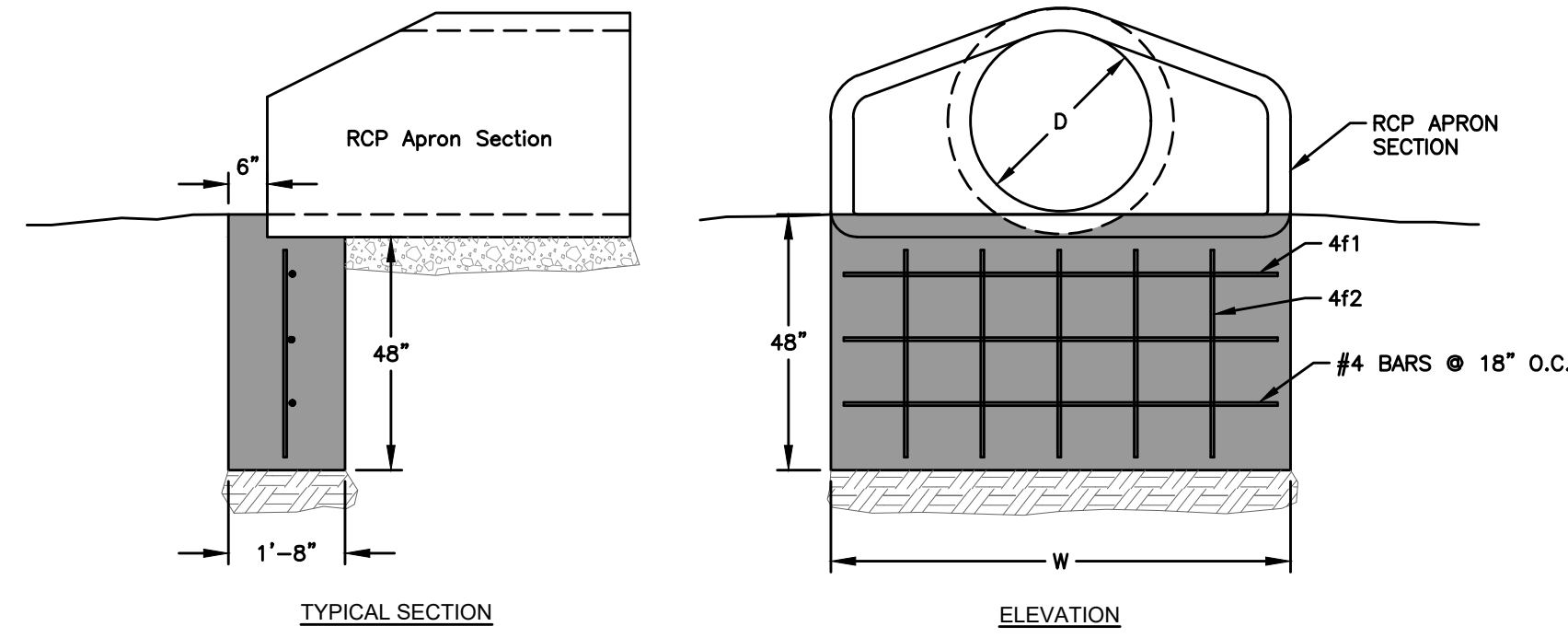


TYPE 1 APRONS						
DIAM.	SLOPE	A	B	MINIMUM C	E	F
12"	2.4:1	4"	2'-0"	4'-2"	6'-2"	2'-0"
15"	2.4:1	6"	2'-3"	3'-10"	6'-1"	2'-6"
18"	2.3:1	9"	2'-3"	3'-10"	6'-1"	3'-0"
21"	2.4:1	9"	3'-0"	3'-14"	6'-14"	3'-5"
24"	2.5:1	9"	3'-7"	2'-6"	6'-14"	4'-0"
27"	2.5:1	10"	4'-1"	2'-0"	6'-14"	4'-4"
30"	2.5:1	12"	4'-6"	1'-7"	6'-14"	5'-0"
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"
54"	1.8:1	27"	5'-0"	3'-0"	8'-0"	7'-6"
60"	1.6:1	29"	5'-0"	3'-0"	8'-0"	8'-0"
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"
72"	1.6:1	30"	6'-6"	1'-9"	8'-3"	9'-0"
78"	1.8:1	36"	7'-6"	1'-9"	9'-3"	9'-6"
84"	1.3:1	29"	6'-9"	2'-6"	9'-3"	10'-0"

TYPE 2 APRONS						
DIAM.	SLOPE	A	B	MINIMUM C	E	F
12"	2.4:1	4"	2'-0"	4'-2"	6'-2"	2'-0"
15"	2.4:1	6"	2'-3"	3'-10"	6'-1"	2'-6"
18"	2.3:1	9"	2'-3"	3'-10"	6'-1"	3'-0"
21"	2.4:1	9"	3'-0"	3'-14"	6'-14"	3'-5"
24"	2.5:1	9"	3'-7"	2'-6"	6'-14"	4'-0"
27"	2.5:1	10"	4'-1"	2'-0"	6'-14"	4'-4"
30"	2.5:1	12"	4'-6"	1'-7"	6'-14"	5'-0"
36"	2.5:1	15"	5'-3"	2'-9"	8'-0"	6'-0"
42"	2.5:1	21"	5'-3"	2'-9"	8'-0"	6'-6"
48"	2.5:1	24"	6'-0"	2'-0"	8'-0"	7'-0"
54"	1.8:1	24"	5'-5"	2'-7"	8'-0"	7'-6"
60"	1.4:1	24"	5'-0"	3'-0"	8'-0"	8'-0"
66"	1.7:1	30"	6'-0"	2'-3"	8'-3"	8'-0"
72"	1.4:1	24"	6'-6"	1'-9"	8'-3"	9'-0"
78"	1.8:1	36"	7'-6"	1'-9"	9'-3"	9'-6"
84"	1.5:1	23"	7'-6"	1'-9"	9'-3"	10'-0"

CIRCULAR CONCRETE APRONS

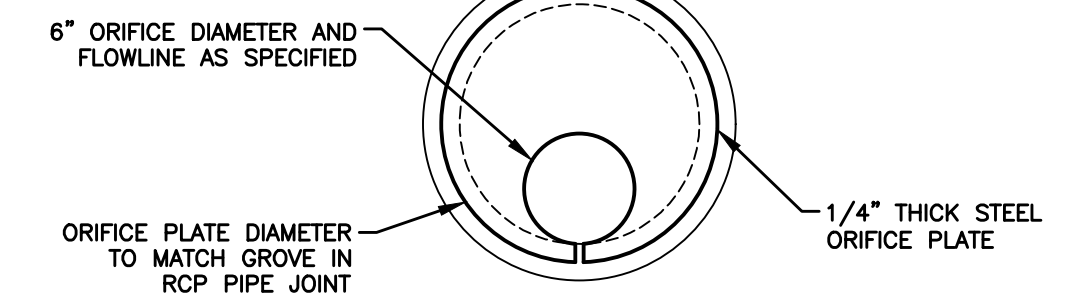
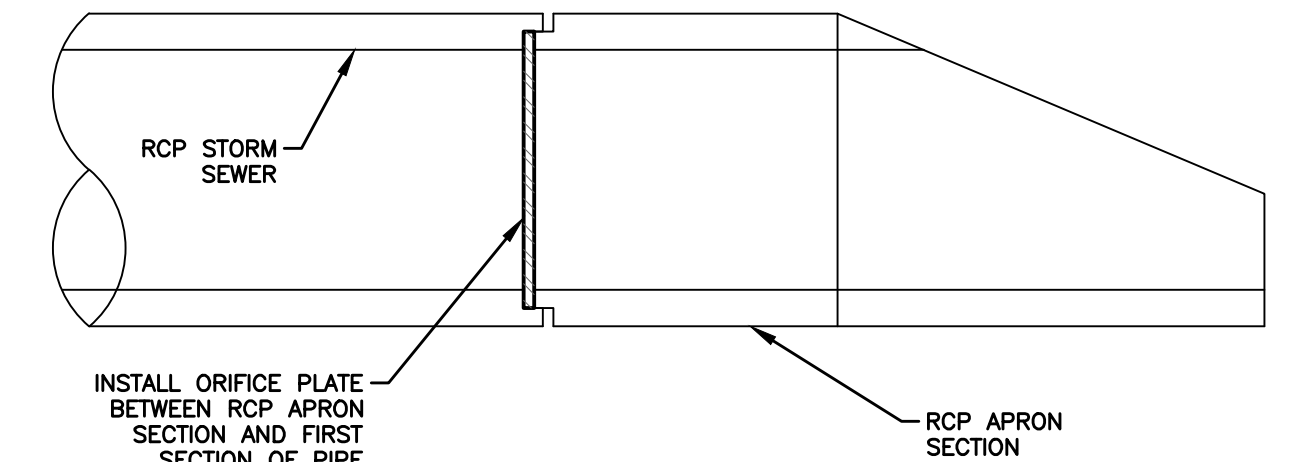
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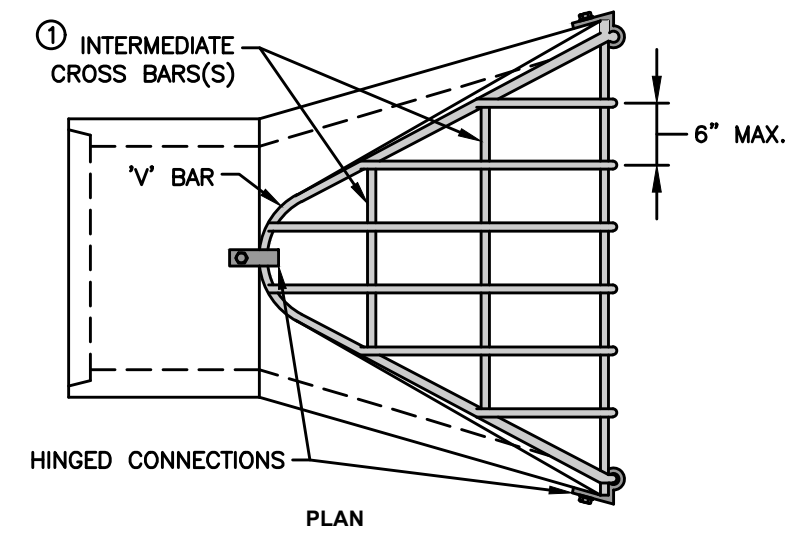
REINFORCING BAR LIST					
D	W	Mark	Size	Length	Count
12"	2'-4"	4f1	4	2'-0"	3
		4f2	4	3'-8"	2
15"	2'-10 1/2"	4f1	4	2'-6 1/2"	3
		4f2	4	3'-8"	2
18"	3'-5"	4f1	4	3'-1"	3
		4f2	4	3'-8"	3
24"	4'-6"	4f1	4	4'-2"	3
		4f2	4	3'-8"	3
30"	5'-7"	4f1	4	5'-3"	3
		4f2	4	3'-8"	4
36"	6'-8"	4f1	4	6'-4"	3
		4f2	4	3'-8"	5
42"	7'-3"	4f1	4	6'-11"	3
		4f2	4	3'-8"	5

RCP APRON SECTION FOOTING

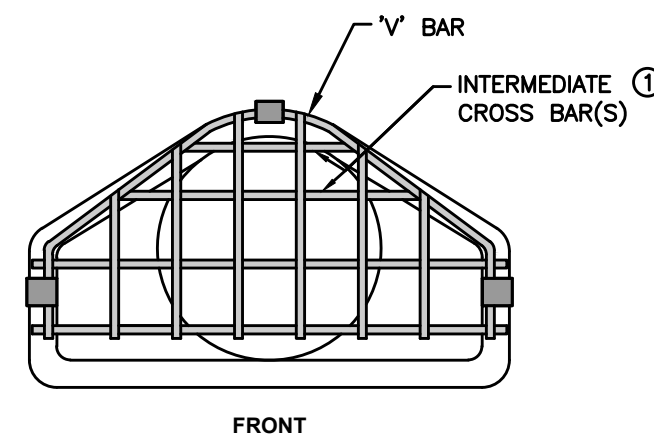
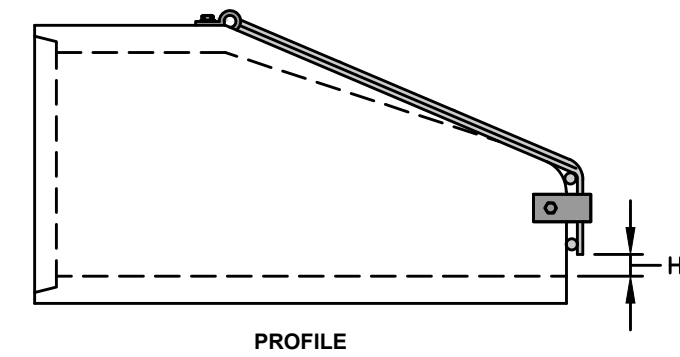
NOT TO SCALE



ORIFICE PLATE



PROVIDE GUARD DIMENSIONS TO FIT WITH TYPE OF APRON PROVIDED. ENSURE 'V' BAR COMPLETELY RESTS ON APRON.
① ALL GUARDS MUST INCLUDE AT LEAST ONE INTERMEDIATE CROSS BAR. IF PIPE DIAMETER, OR EQUIVALENT DIAMETER, IS 60 INCHES OR GREATER, USE TWO INTERMEDIATE CROSS BARS EQUALLY SPACED.



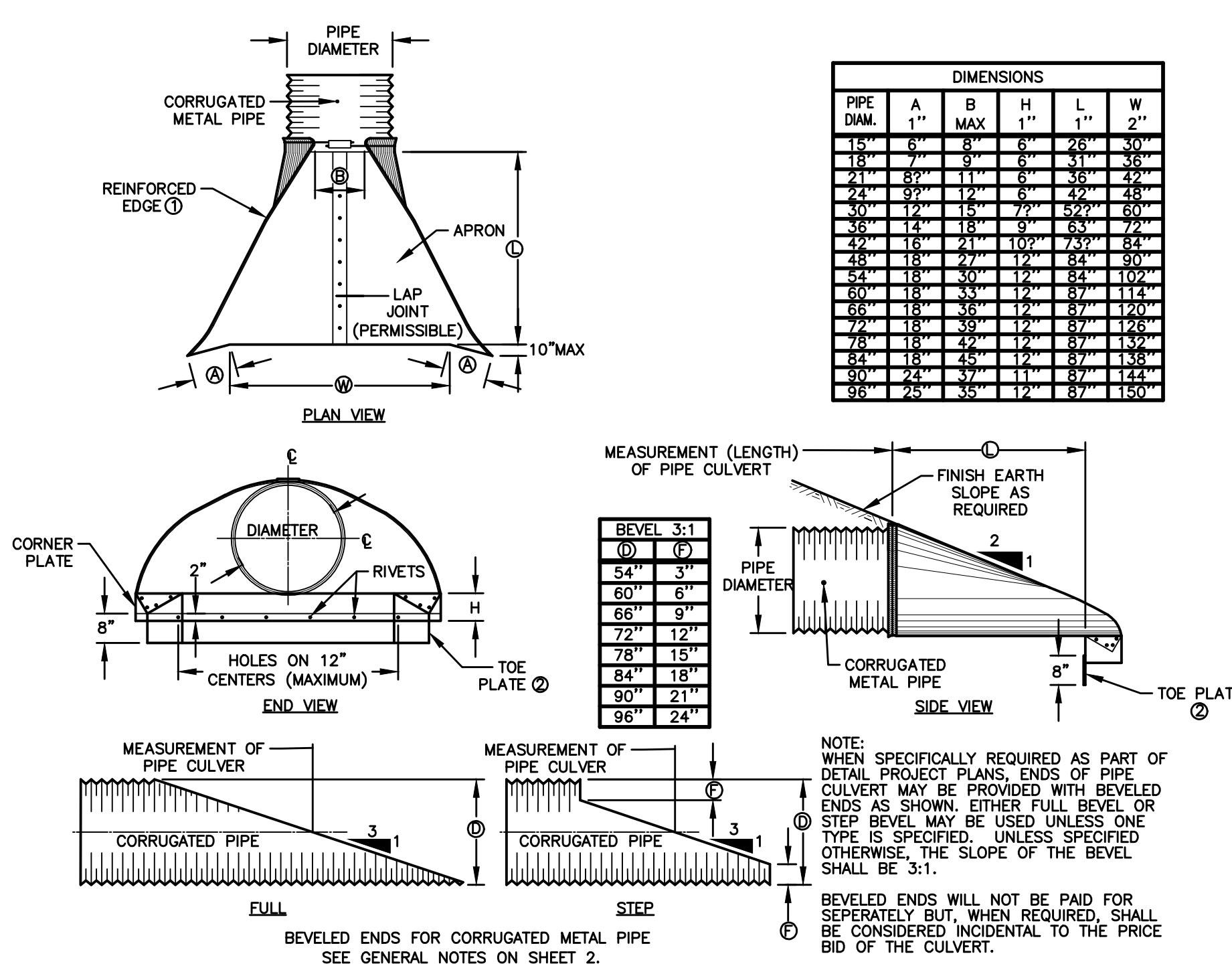
ROUND			ARCH			ELLIPTICAL		
PIPE SIZE	H	EQUIVALENT DIAMETER	H	EQUIVALENT DIAMETER	H	EQUIVALENT DIAMETER	H	EQUIVALENT DIAMETER
12"	3"	18" to 24"	2"	18"	3"	18"	3"	18"
15"	3"	30" to 36"	5"	24"	4"	30"	4"	24"
18"	24"	4"	42" to 54"	6"	30" to 36"	5"	30"	5"
27"	36"	5"	60" to 72"	7"	42" to 54"	6"	42"	6"
42"	54"	6"		60"		7"		7"
60"	72"	7"						
78"	90"	8"						

BAR SIZES			
PIPE SIZE (DIA. OR EQUIV.)	HOLE DIA. REQ'D.	BOLT DIA.	BAR SIZE
12" - 24"	1/2"	1/2"	1/2"
27" - 48"	5/8"	5/8"	5/8"
54" - 90"	1"	1"	1"
up to 24" eq.	1/2"	1/2"	1/2"
30" to 48"	5/8"	5/8"	5/8"
54" to 72"	1"	1"	1"
up to 24" eq.	5/8"	5/8"	5/8"
30" to 48"	1"	1"	1"
54" to 60"	1 1/2"	1 1/2"	1 1/2"

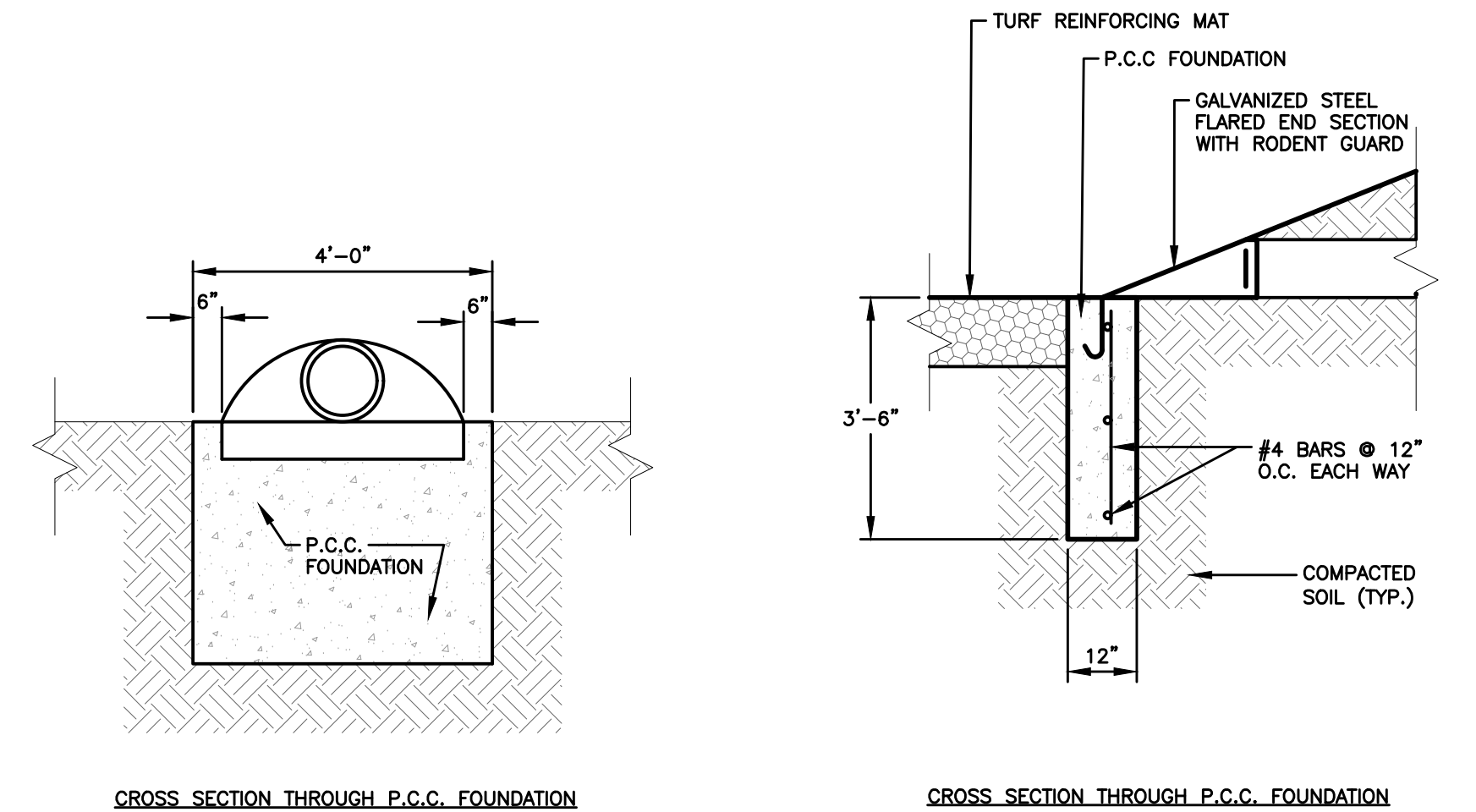
BOLT LENGTH = PIPE WALL THICKNESS + 2"

CONCRETE PIPE APRON GUARD

NOT TO SCALE



CORRUGATED METAL PIPE APRON



METAL FLARED END SECTION AND FOOTING

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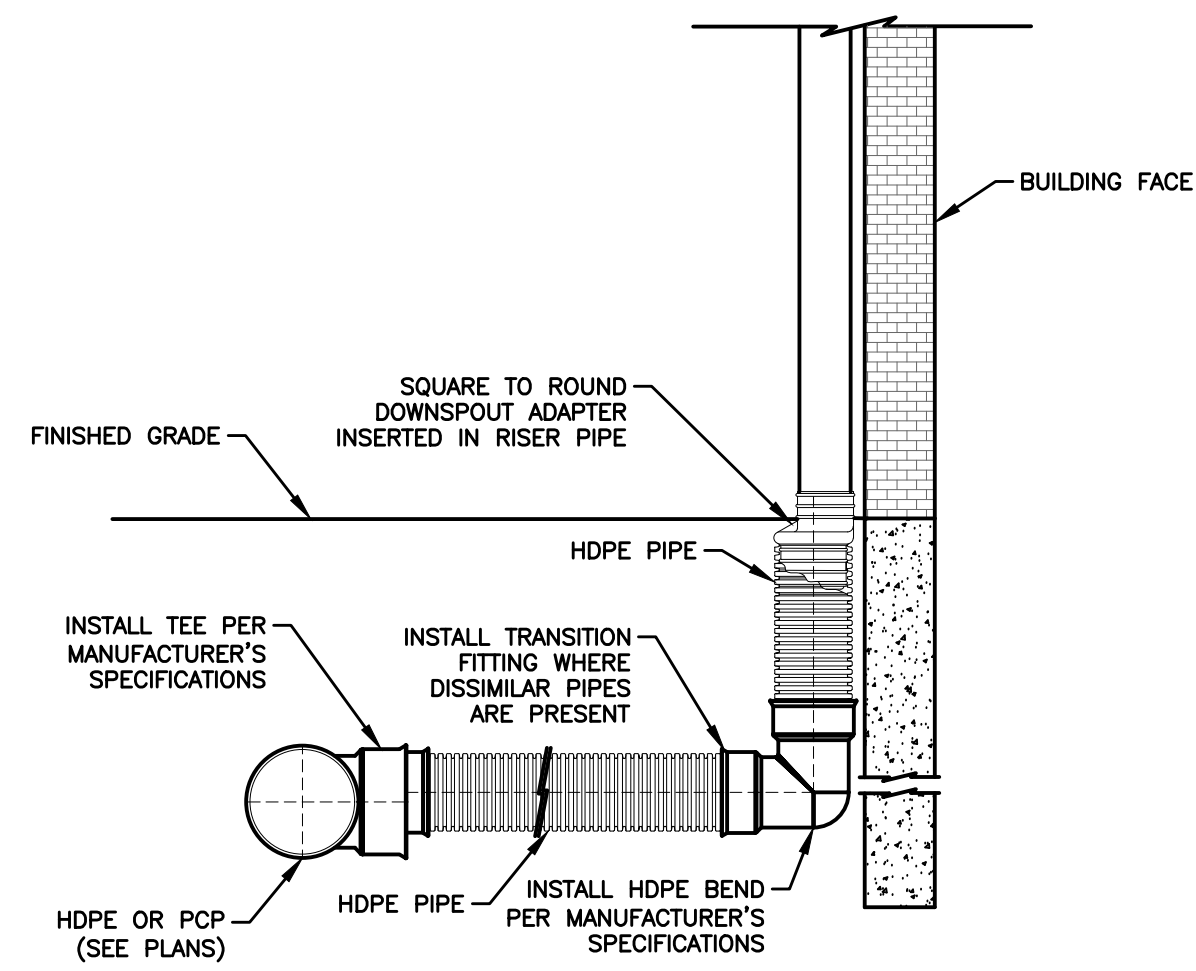
LEONARD SENIOR LIVING
 DETAILS
 POLK CITY, IOWA

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

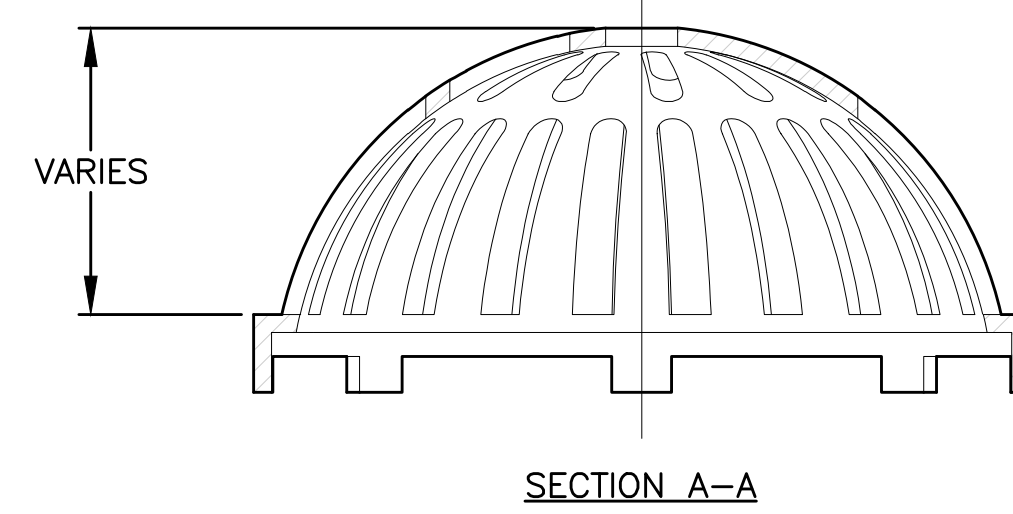
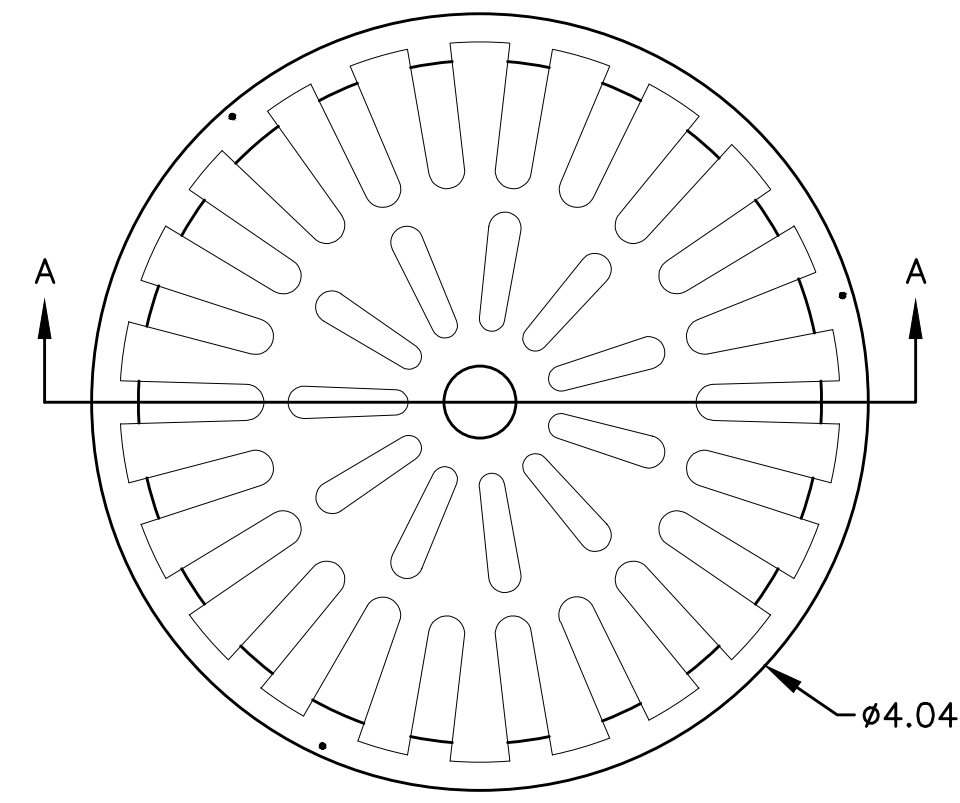
ENGINEER:
 TECH:

13/18
 2205.396

DATE	REVISIONS
02-22-2023	FIRST SUBMITTAL
03-10-2023	SECOND SUBMITTAL
03-15-2023	THIRD SUBMITTAL

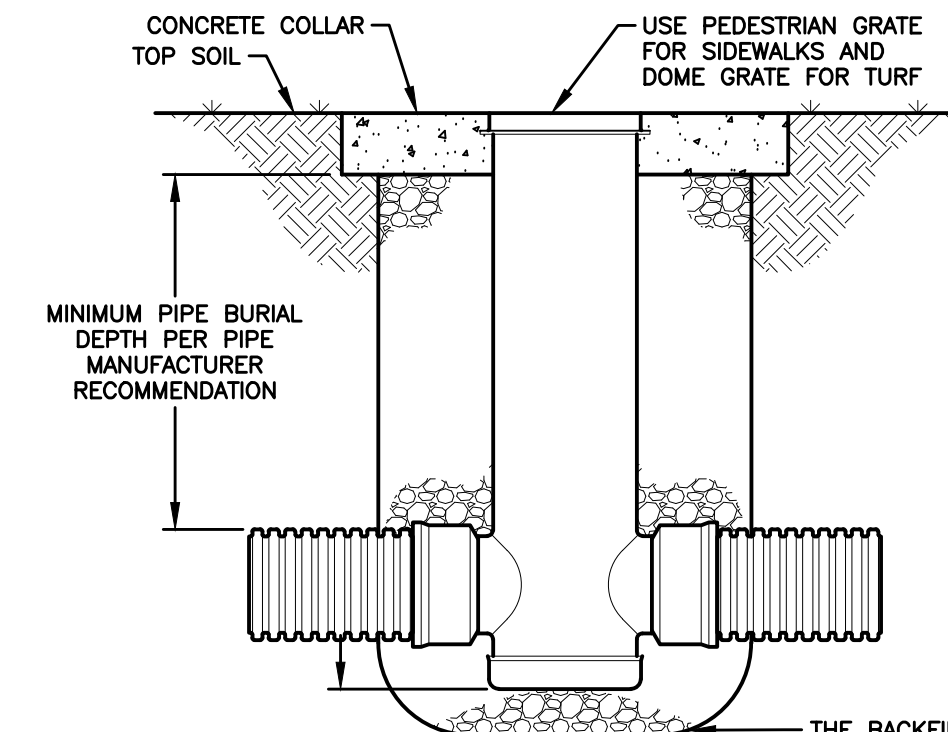


ROOF DRAIN CONNECTION WITH TEE



DOMe GRATE

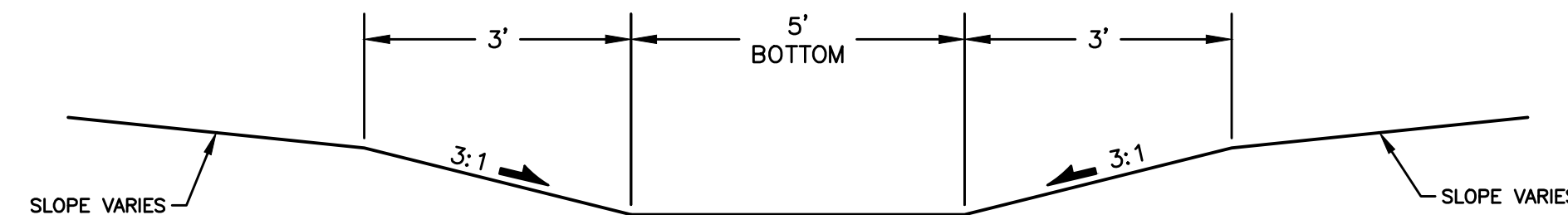
DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS TO BE FURNISHED WITH A BLACK PAINT



HDPE INTAKE

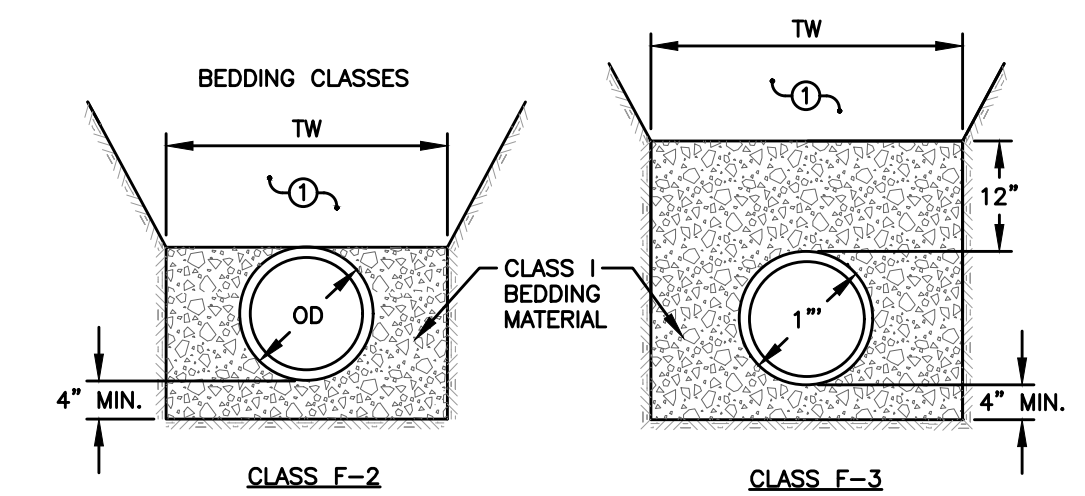
1. GRATES/SOLID COVERS SHALL MEET H-20 LOAD RATING FOR 30" PEDESTRIAN & 12" - 30" STANDARD & SOLID

THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS II MATERIAL AS DEFINED IN ASTM D2321, OR AS DETERMINED BY LOCAL STANDARDS & SITE ENGINEER. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



TYPICAL CROSS SECTION - DRAINAGE SWALE

CHANNEL A: 100-YEAR DEPTH = 0.3'
CHANNEL B: 100-YEAR DEPTH = 0.7'
CHANNEL C: 100-YEAR DEPTH = 0.2'



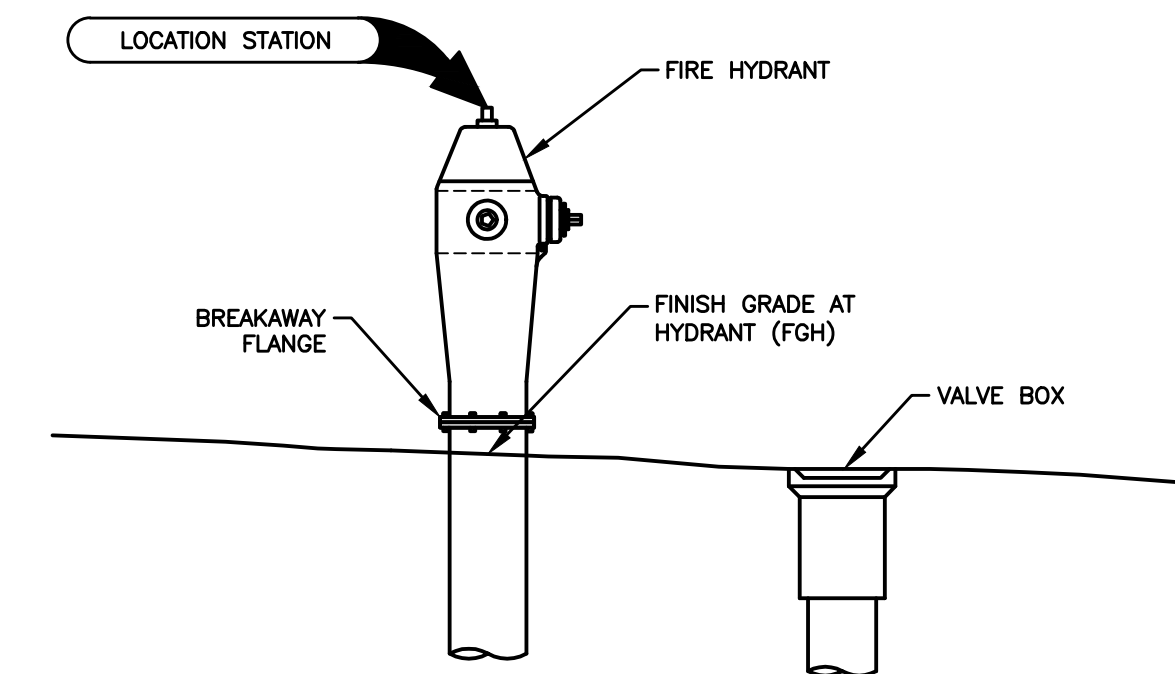
① PLACE REMAINDER OF BEDDING AND BACKFILL MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS.

PIPE MATERIAL	ALLOWABLE BEDDING CLASSES	
	STORM SEWER	SANITARY SEWER
HDPE	F-2, F-3	NOT ALLOWED
PVC	NOT ALLOWED	F-3

PIPE DIAMETER (INCHES)	PIPE (BEDDING CLASS F-2 OR F-3)	
	ASHOTO	M 294
2-12	8"	
15	9"	
18	9"	
24	9"	

KEY
OD = OUTSIDE DIAMETER OF PIPE
TW = TRENCH WIDTH AT TOP OF PIPE:
MIN. = OD+18 INCHES OR 1.25XOD+12 INCHES (WHICHEVER IS GREATER)

FLEXIBLE PIPE BEDDING



EXAMPLE: STA 10+00, 42' LT
HYDRANT ASSEMBLY
FGH = 987.6

**HYDRANT ASSEMBLY
SPOT ELEVATION REFERENCE**

DATE	REVISIONS
03-15-2023	THIRD SUBMITTAL
03-10-2023	SECOND SUBMITTAL
02-22-2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PHONE: (515) 369-4400

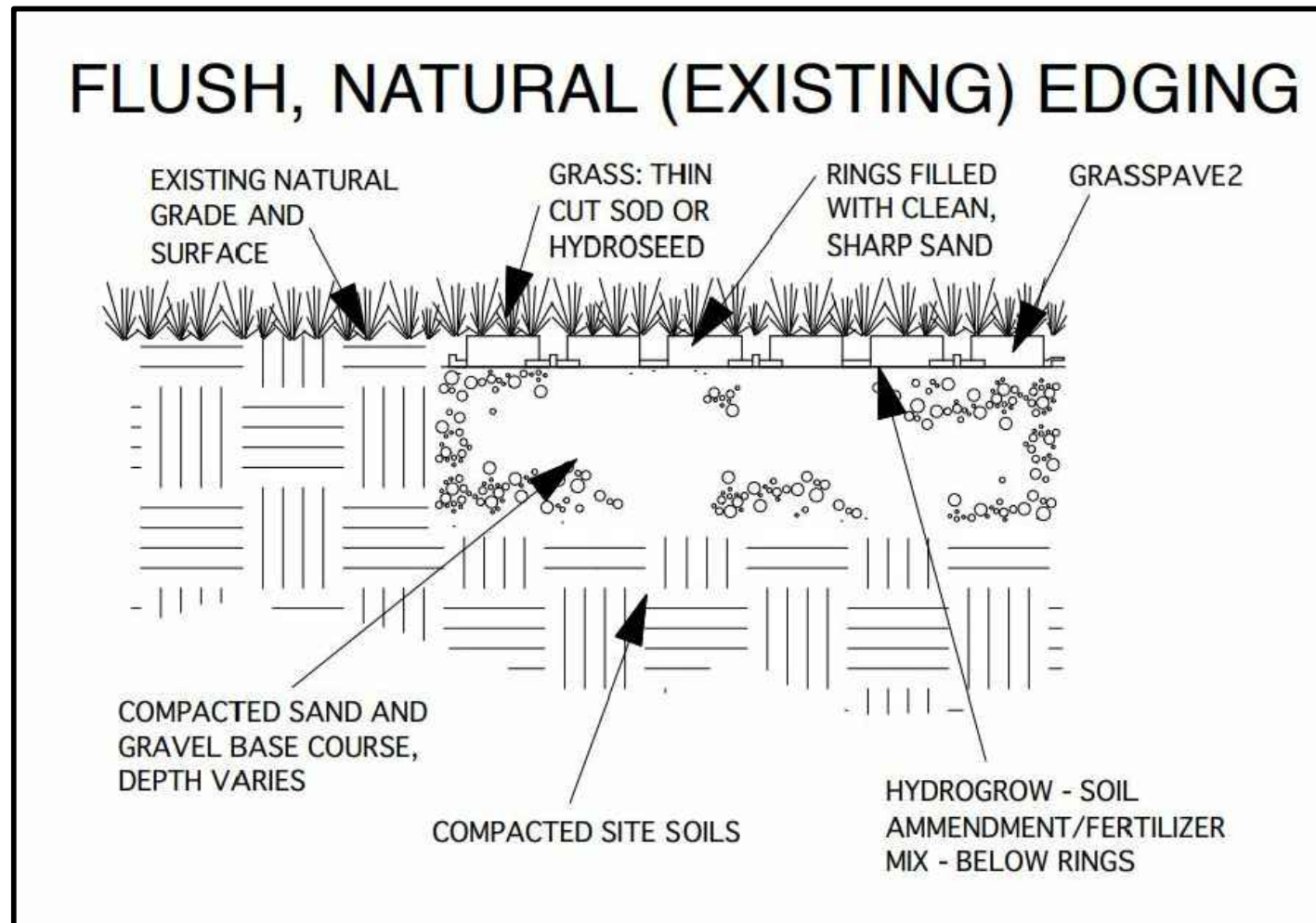
TECH: ENGINEER:



POLK CITY, IOWA

**LEONARD SENIOR LIVING
DETAILS**

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 PLOTTED BY: ADAM BECKER
 DATE: 3/15/2023 10:34 AM
 COMMENT: DWG



BASE COURSE MATERIAL RECOMMENDATION

Sandy Gravel material from local sources commonly used for road base construction, passing sieve analysis:

Sieve % Passing

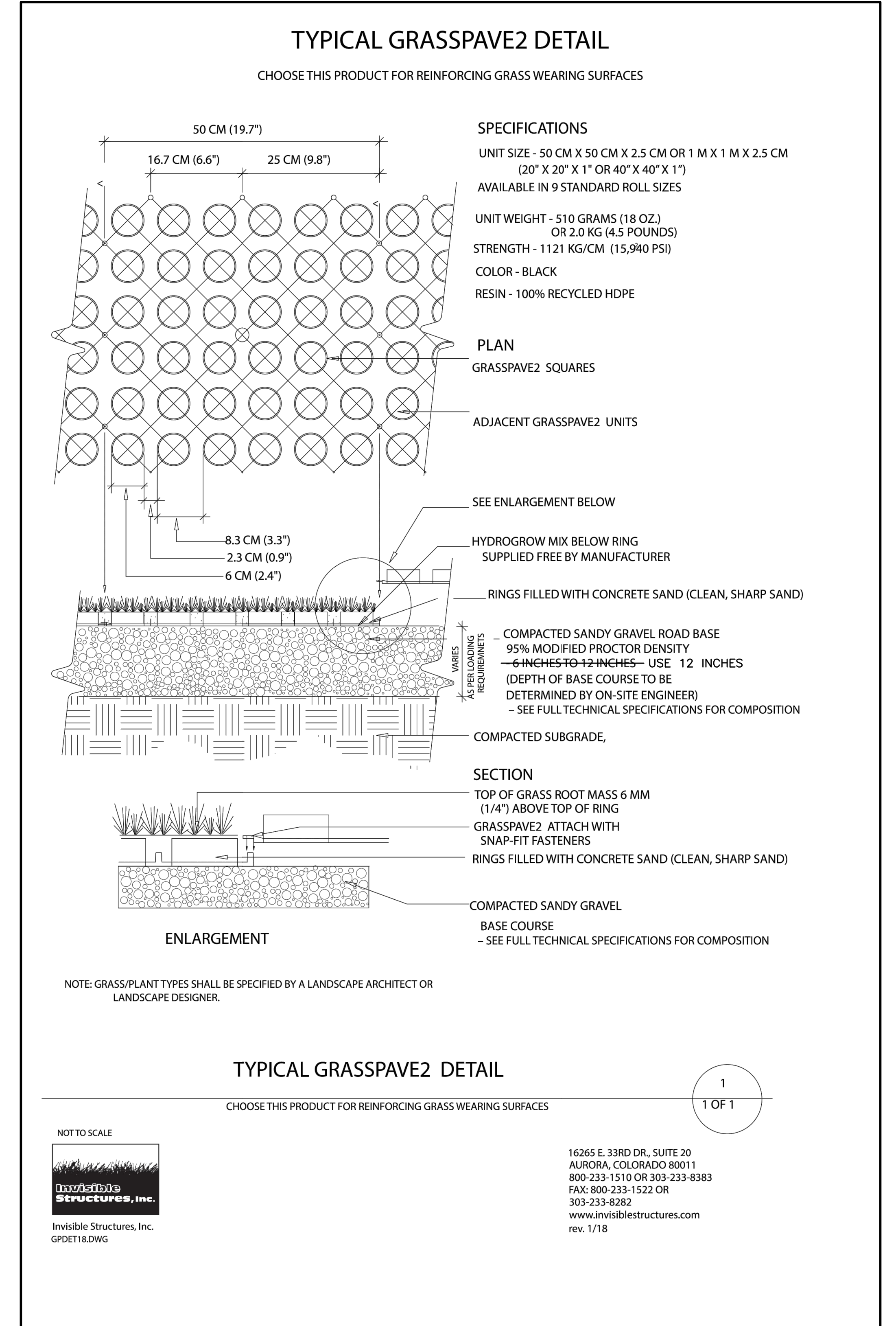
Sieve	% Passing
1"	100
3/4"	80 - 100
3/8"	60 - 80
#4	40 - 60
#10	25 - 40
#40	5 - 25
#200	0 - 5

Acceptable alternate base: AASHTO #57 stone mixed with clean, sharp sand (ASTM C-33) at a rate of 70% stone to 30% sand for full depth of base.

Make sure to avoid using materials such as recycled asphalt, limestone and decomposed granite, as they will cause problems with the porosity and/or pH levels.



Pioneering Stormwater Solutions
 www.invisiblestructures.com
 303.233.8383



GRASSPAVE2 NOTES

- ALL TESTING SHALL BE PERFORMED BY A LAB THAT HAS BEEN APPROVED BY THE CITY ENGINEER AND RESULTS FROM ALL NECESSARY TESTS SHALL BE PROVIDED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. ALL TESTS SHALL PASS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- REFER TO THE FOLLOWING SUPPORT DOCUMENTS FROM "INVISIBLE STRUCTURES, INC." © WWW.INVISIBLESTRUCTURES.COM
 - GRASSPAVE2 PRODUCT SPECIFICATION
 - GRASSPAVE2 INSTALLATION GUIDE
 - GRASSPAVE2 MAINTENANCE GUIDE FOR OWNERS AND MAINTENANCE STAFF

DATE	REVISIONS
03-15-2023	THIRD SUBMITTAL
03-10-2023	SECOND SUBMITTAL
02-22-2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400



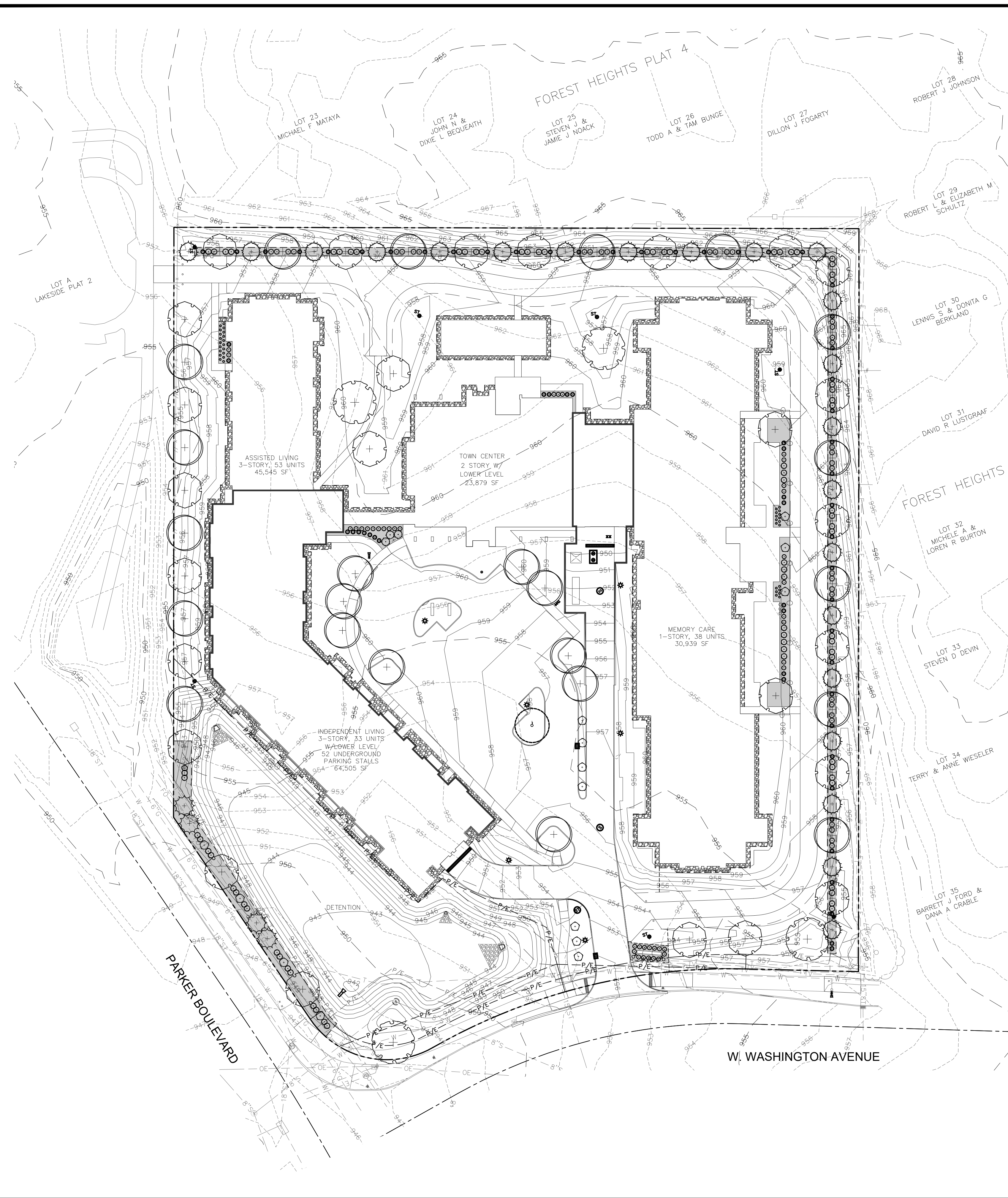
CIVIL DESIGN ADVANTAGE ENGINEER:

POLK CITY, IOWA

LEONARD SENIOR LIVING
 GRASSPAVE2 DETAILS

15/18
 2205.396

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 COMMENT: ENCL
 PLOTTED BY: DANA BECKER
 DATE: 3/15/2023 10:34 AM



LANDSCAPE NOTES

- LOCATE ALL UTILITIES BEFORE ANY PLANTING BEGINS.
- THE 2023 EDITION OF THE SUDAS STANDARD SPECIFICATIONS AND ALL CITY OF POLK CITY SUPPLEMENTALS, IF APPLICABLE, SHALL APPLY TO ALL WORK ON THIS PROJECT UNLESS OTHERWISE NOTED.
- TYPE, SIZE, AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO THE MOST CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1
- ALL PLANT MATERIAL SHALL BE HEALTHY SPECIMENS WITHOUT DEFORMITIES, VOIDS AND OPEN SPACES. WITH WELL DEVELOPED BRANCH AND ROOT SYSTEMS; TRUE TO HEIGHT, SHAPE AND CHARACTER OF GROWTH OF THE SPECIES OR VARIETY.
- SOD ALL DISTURBED AREAS AS DIRECTED BY OWNER.
- BACKFILL TO TOP OF CURB. (MINUS 1 1/2" FOR SOD, IF REQ.)
- WEED PREVENTER (PRE-EMERGENT) SHALL BE SPREAD OVER SOIL AFTER PLANTING AND BEFORE MULCHING IN ALL PLANTING BEDS PER MANUFACTURER'S RECOMMENDATIONS.
- SHREDDED HARDWOOD MULCH SHALL BE PLACED AROUND ALL TREES, SHRUBS AND IN ALL PLANTING BEDS TO A (MIN) DEPTH OF 3".
- PLANT QUANTITIES ARE SHOWN FOR INFORMATION ONLY, THE DRAWING SHALL PREVAIL IF ANY CONFLICTS ARISE.
- ALL DEBRIS SPILLED IN THE PUBLIC R.O.W. SHALL BE PICKED UP BY THE CONTRACTOR AT THE END OF EACH WORK DAY.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

OPEN SPACE REQUIREMENTS

SITE: 254,600 SF 5.84 ACRES)
 REQUIRED OPEN SPACE: 38,190 SF (15%)
 PROVIDED OPEN SPACE: 155,167 SF (60.9%)

LANDSCAPING REQUIRED
 (2 TREES AND 6 SHRUBS PER 3,000 SF OF REQUIRED OPEN SPACE)

TREES: 25 TREES
 SHRUBS: 76 SHRUBS

LANDSCAPING PROVIDED
 TREES: 41 TREES
 SHRUBS: 130 SHRUBS

PARKING AREA LANDSCAPE REQUIREMENTS

VEHICLE PAVING AREA (29,817) X 0.2 = PLANT SQUARE FOOTAGE (5,963.4)
 PLANT SQUARE FOOTAGE/700 = TREES REQUIRED (9)

LANDSCAPING PROVIDED
 TREES: 9 TREES

LANDSCAPE BUFFER REQUIREMENTS

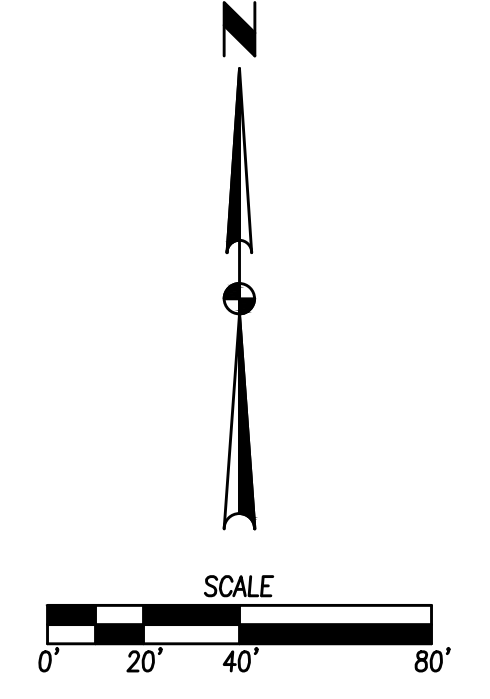
TYPE B PLANTING REQUIRED
 (OPAQUE SCREENING FROM THE GROUND TO A HEIGHT OF THREE FEET, WITH INTERMITTENT VISUAL OBSTRUCTION FROM ABOVE THE OPAQUE PORTION TO A HEIGHT OF AT LEAST 20 FEET. AT MATURITY, THE PORTION OF INTERMITTENT VISUAL OBSTRUCTIONS SHOULD NOT CONTAIN ANY COMPLETELY UNOBSTRUCTED OPENINGS MORE THAN 10 FEET WIDE.)

TYPE B PLANTING PROVIDED
 TREES: 43 TREES
 SHRUBS: 127 SHRUBS

PLANT SCHEDULE OPEN SPACE				
EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CS	4	Colorado Spruce	Picea pungens	B&B, 6' HEIGHT
ORNAMENTAL TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
GG	14	Grindstone Ginkgo	Ginkgo biloba 'Grindstone'	B&B, 1.5" CALIPER
OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
LL	5	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER
RM	14	Red Maple	Acer rubrum	B&B, 2" CALIPER
SWO	4	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
SHRUBS				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AFD	30	Arctic Fire®Red Twig Dogwood	Cornus stolonifera 'Farrow'	CONT, 3 GAL
GMS	39	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	CONT, 3 GAL
JB	3	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	CONT, 3 GAL
GRASSES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
FG	37	Hamelin Fountain Grass	Pennisetum alopecuroides 'Hamelin'	CONT, 1 GAL
KFG	21	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL

PLANT SCHEDULE TYPE B LANDSCAPE BUFFER				
EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
WP	22	White Pine	Pinus strobus	B&B, 6' HEIGHT
OVERSTORY TREES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
LL	9	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER
RM	12	Red Maple	Acer rubrum	B&B, 2" CALIPER
SHRUBS				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
AFD	48	Arctic Fire®Red Twig Dogwood	Cornus stolonifera 'Farrow'	CONT, 3 GAL
SGJ	36	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
GRASSES				
QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE	
KFG	43	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL

PLANT SCHEDULE PARKING AREA LANDSCAPE				
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	9	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER



LEONARD SENIOR LIVING
OVERALL LANDSCAPING PLAN

POLK CITY, IOWA

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: [Blank]
 ENGINEER: [Blank]

CIVIL DESIGN ADVANTAGE

DATE: 03-15-2023
 03-10-2023
 02-22-2023

THIRD SUBMITTAL
 SECOND SUBMITTAL
 FIRST SUBMITTAL

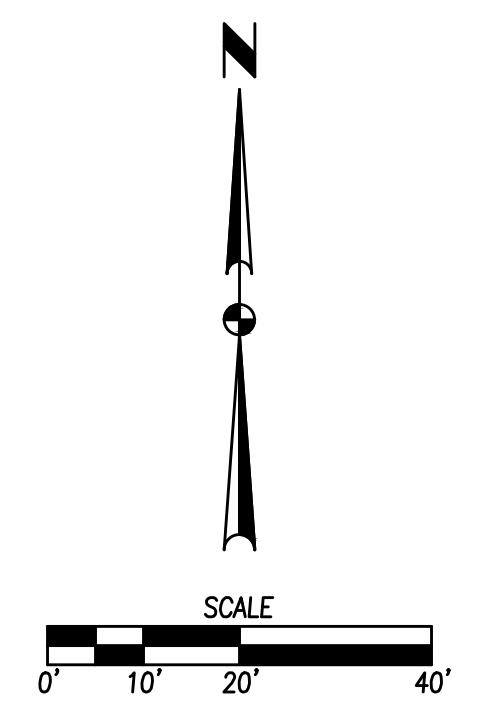
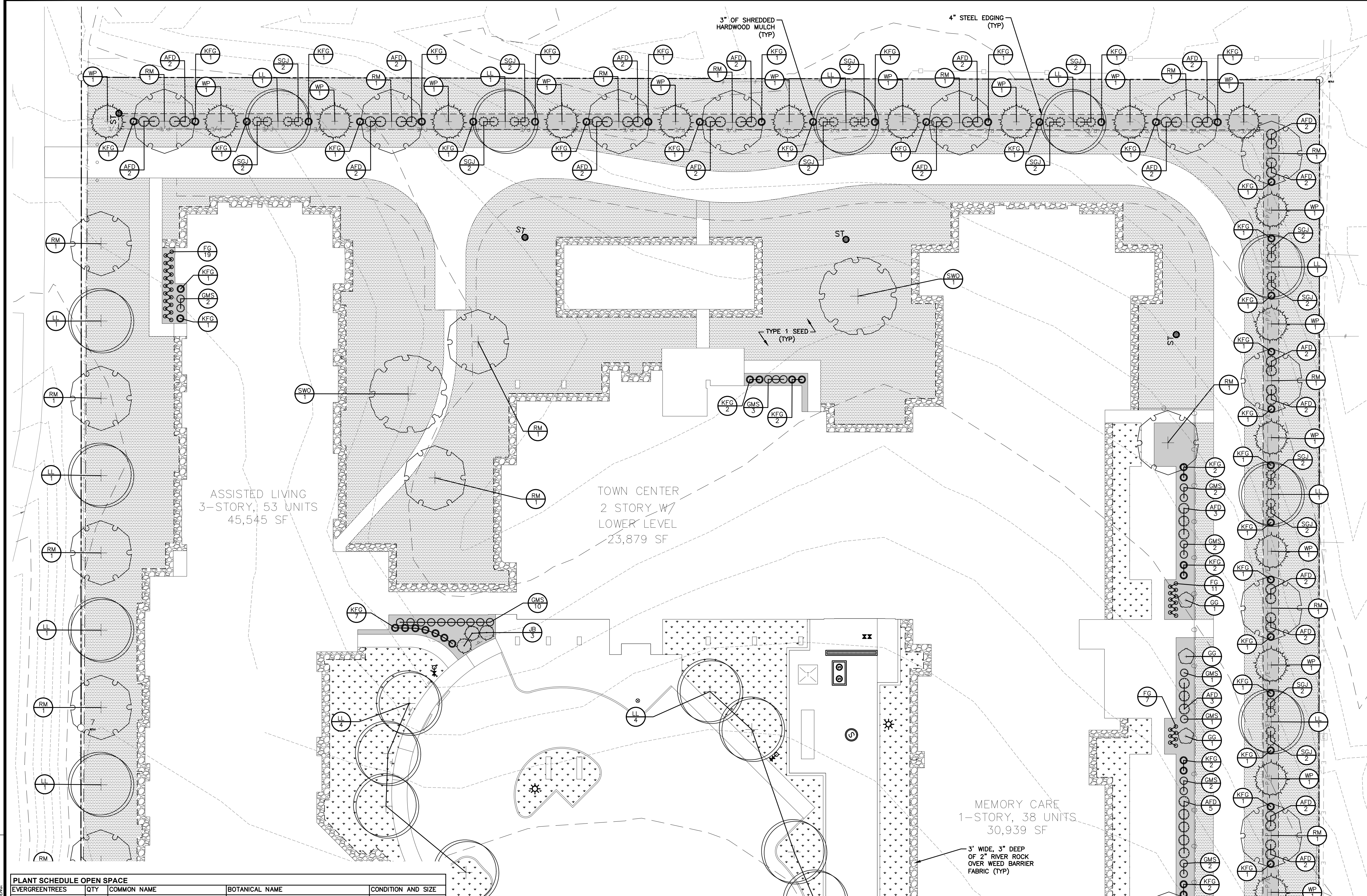
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 PLOTTED BY: ADAM BECKER
 TECH: TCH

PLANT SCHEDULE OPEN SPACE				
EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CS	4	Colorado Spruce	<i>Picea pungens</i>	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GG	14	Grindstone Ginkgo	<i>Ginkgo biloba</i> 'Grindstone'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	5	Littleleaf Linden	<i>Tilia cordata</i>	B&B, 2" CALIPER
RM	14	Red Maple	<i>Acer rubrum</i>	B&B, 2" CALIPER
SWO	4	Swamp White Oak	<i>Quercus bicolor</i>	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AFD	30	Arctic Fire® Red Twig Dogwood	<i>Cornus stolonifera</i> 'Farrow'	CONT, 3 GAL
GMS	39	Gold Mound Spirea	<i>Spiraea x bumalda</i> 'Goldmound'	CONT, 3 GAL
JB	3	Broadmoor Juniper	<i>Juniperus sabino</i> 'Broadmoor'	CONT, 3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
FG	37	Hamel's Fountain Grass	<i>Pennisetum alopecuroides</i> 'Hamel'	CONT, 1 GAL
KFG	21	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	CONT, 1 GAL

PLANT SCHEDULE PARKING AREA LANDSCAPE				
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	9	Littleleaf Linden	<i>Tilia cordata</i>	B&B, 2" CALIPER

PLANT SCHEDULE TYPE B LANDSCAPE BUFFER				
EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
WP	22	White Pine	<i>Pinus strobus</i>	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	9	Littleleaf Linden	<i>Tilia cordata</i>	B&B, 2" CALIPER
RM	12	Red Maple	<i>Acer rubrum</i>	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AFD	48	Arctic Fire® Red Twig Dogwood	<i>Cornus stolonifera</i> 'Farrow'	CONT, 3 GAL
SGJ	36	Sea Green Juniper	<i>Juniperus chinensis</i> 'Sea Green'	CONT, 3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
KFG	43	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	CONT, 1 GAL



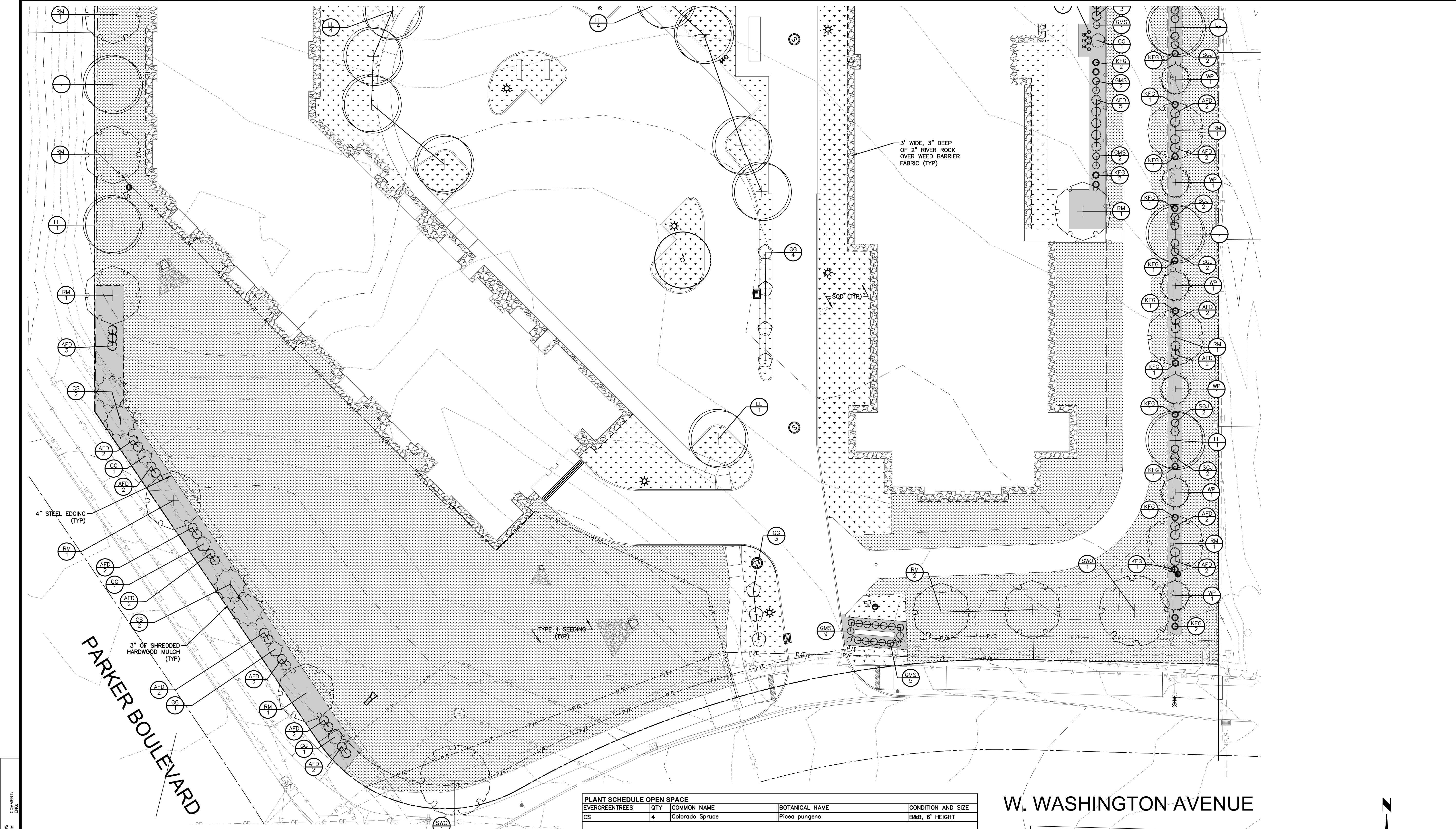
LEONARD SENIOR LIVING
LANDSCAPE PLAN (NORTH)

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400

TECH: [Blank]
 ENGINEER: [Blank]

DATE: 03-15-2023
 THIRD SUBMITTAL: 03-10-2023
 SECOND SUBMITTAL: [Blank]
 FIRST SUBMITTAL: 02-22-2023

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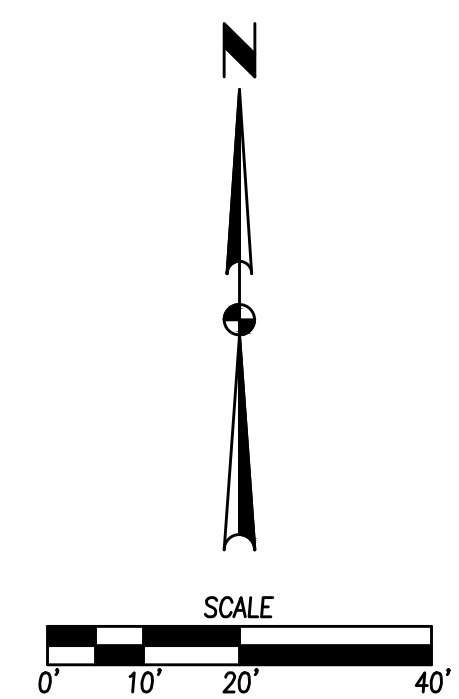


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 COMMENT: DWG
 PLOTTED BY: ADAM BECKER
 DATE: 3/15/2023 10:35 AM

PLANT SCHEDULE TYPE B LANDSCAPE BUFFER				
EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
WP	22	White Pine	Pinus strobus	B&B, 6' HEIGHT
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	9	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER
RM	12	Red Maple	Acer rubrum	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AFD	48	Arctic Fire® Red Twig Dogwood	Cornus stolonifera 'Farrow'	CONT, 3 GAL
SGJ	36	Sea Green Juniper	Juniperus chinensis 'Sea Green'	CONT, 3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
KFG	43	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL

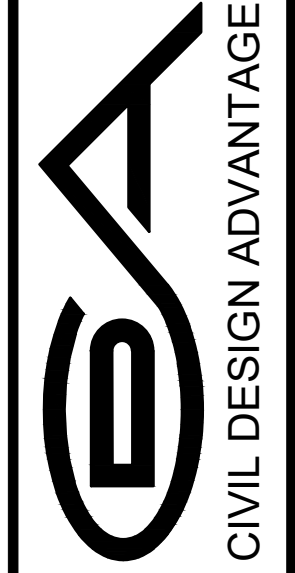
PLANT SCHEDULE OPEN SPACE				
EVERGREENTREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
CS	4	Colorado Spruce	Picea pungens	B&B, 6' HEIGHT
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
GG	14	Grindstone Ginkgo	Ginkgo biloba 'Grindstone'	B&B, 1.5" CALIPER
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	5	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER
RM	14	Red Maple	Acer rubrum	B&B, 2" CALIPER
SWO	4	Swamp White Oak	Quercus bicolor	B&B, 2" CALIPER
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
AFD	30	Arctic Fire® Red Twig Dogwood	Cornus stolonifera 'Farrow'	CONT, 3 GAL
GMS	39	Gold Mound Spirea	Spiraea x bumalda 'Goldmound'	CONT, 3 GAL
JB	3	Broadmoor Juniper	Juniperus sabinna 'Broadmoor'	CONT, 3 GAL
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
FG	37	Hamelin Fountain Grass	Pennisetum alopecuroides 'Hamelin'	CONT, 1 GAL
KFG	21	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	CONT, 1 GAL

PLANT SCHEDULE PARKING AREA LANDSCAPE				
OVERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONDITION AND SIZE
LL	9	Littleleaf Linden	Tilia cordata	B&B, 2" CALIPER



DATE	REVISIONS
03-15-2023	THIRD SUBMITTAL
03-10-2023	SECOND SUBMITTAL
02-22-2023	FIRST SUBMITTAL

4121 NW URBANDALE DRIVE
 URBANDALE, IA 50322
 PHONE: (515) 369-4400




CIVIL DESIGN ADVANTAGE
 POLK CITY, IOWA

LEONARD SENIOR LIVING

LANDSCAPING PLAN (SOUTH)

ENGINEER: _____
 TECH: _____

 <p>1550 ARIZONA CIRCLE DR #12 IRVING, TX 75038</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T2-32LC-5-4K-UNV-MOUNTING-FINISH-CLS</p> <p>Notes</p>	<p>TYPE: P2B</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications



Project Name:

Catalog Number:

Type:

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	WSC-8 Motion Sensor 8' Mounting Height	UPMA-S Universal Square Pole Mount Adaptor
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208		
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V	UAM Universal ArmW/ Terminal Block Mount (Retrofit)	SBK Smooth Black	PCR-240	WSC-20 Motion Sensor 9-20' Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4		10 1050mA			MAF Mast Arm Fitter	WH White	PCR-347	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T4A Type 4 Automotive					KM Knuckle Mount	SWH Smooth White	PCR-480 Photocell & Receptacle	PER	ROT-R Rotated Optics Right Side
	T5 Type 5					WM Wall Mount *Requires BAWP	GP Graphite	5PINPER	7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	ROT-L Rotated Optics Left Side
	T5W Type 5 Wide					AWM Adjustable Wall Mount	GY Grey	DIM 0-10v Dimming Driver	UMAP Universal Mast arm fitter	CLS Backside cutoff shield *Not to be used with KM
	T5WR Type 5 Wide Round					*Round Pole Plate Adapters (RPP) are to be ordered separately.	SL Silver Metallic	RPP-3"	ECLS Egg Crate Louver Shield	RCLS Rightside cutoff shield *Not to be used with KM
						*BAWP to be ordered separately	CC Custom Color	RPP-4"	ADJLS Adjustable Louver Light Shield	LCLS Leftside cutoff shield *Not to be used with KM
							VWC Visionaire Wireless Controls *Consult Factory	RPP-5" Round Pole Plate Adaptor	BD Barn Door Shield	HS House shield



Features & Specifications

VSX-II

Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management

- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A, V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
 - Enables high end trim
 - Based on Zigbee wireless communication protocol

Listings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

VSX-II - Electrical Load (A)							
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V
VSX-II-T5-16LC-3	18	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	26	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	56	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	74	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	112	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	55	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	78	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	160	1.33	0.77	0.67	0.58	0.46	0.33



Project MA-0341S2 Date 3/9/2023
LEONARD SENIOR LIVING
 Submitted By
Grace.Lighting

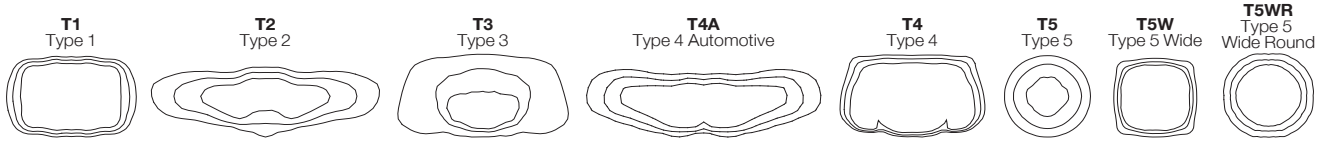
Catalog Number
 VSX-II-T2-32LC-5-4K-UNV-MOUNTING-FINISH-CLS
 Notes

TYPE:
P2B

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

Photometric Optical Summary



EPA Data							
	0.58	.92	1.16	1.45	1.40	1.48	

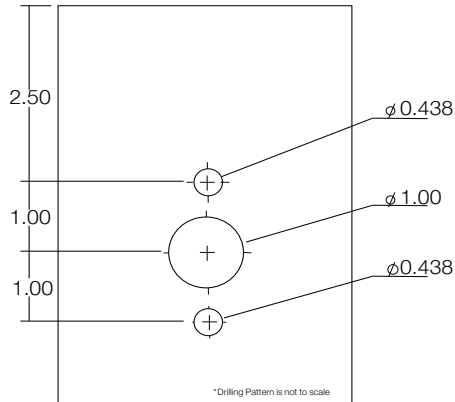
VSX-II-KM EPA DATA

Degree of Tilt	0°	10°	20°	30	40°	50°	60°	70°	80°	90°
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

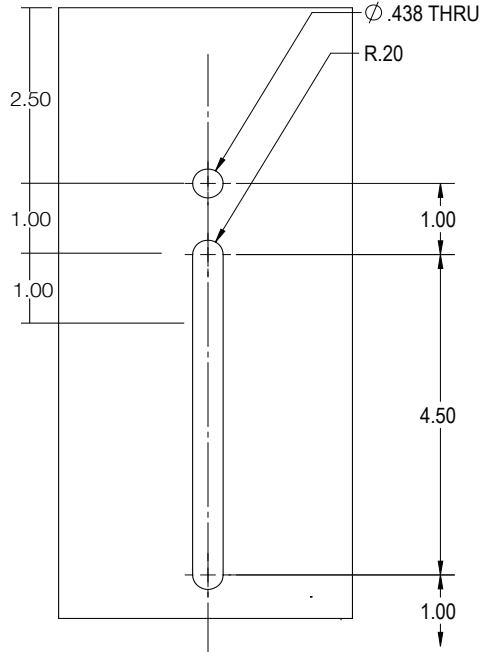
Dimensions

- Width:** VSX-II 12.5"
- Depth:** VSX-II 23"
- Height:** VSX-II 4"
- Overall Height:** VSX-II 8"
- Weight:** 25 LBS

Drilling Template for (AM) and (SAM)



Drilling Template for (UAM)



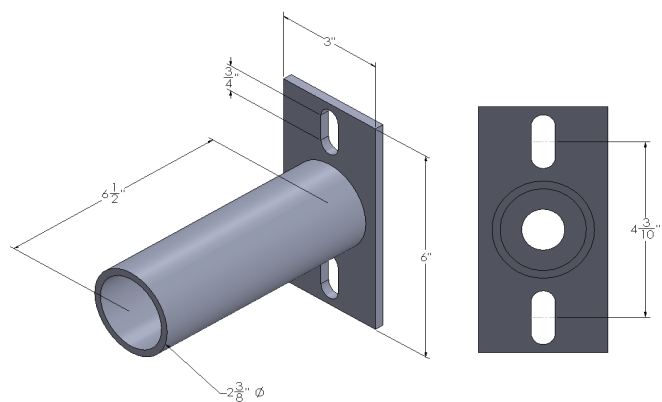
Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



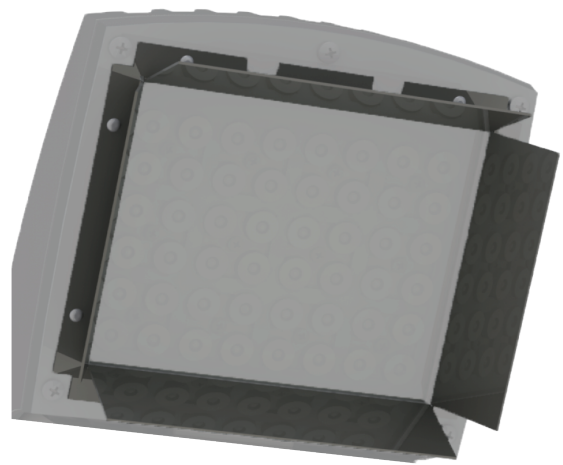
Egg Crate Light Shield




Adjustable Louver Light Shield



Barn Door Light Shield



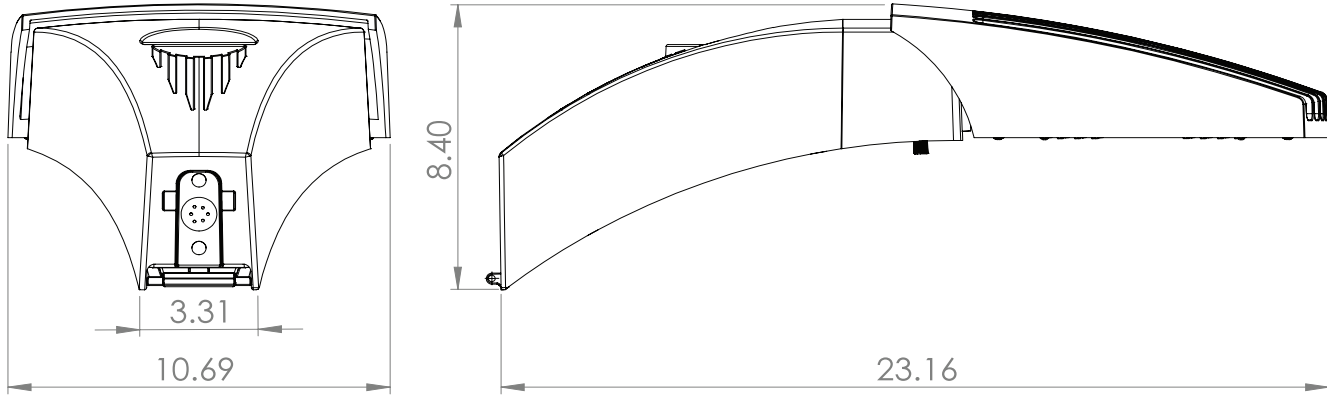
 <p>1550 WILSON CIRCLE DR #12 IRVING, TX 75038</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T2-32LC-5-4K-UNV-MOUNTING-FINISH-CLS Notes</p>	<p>TYPE: P2B</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

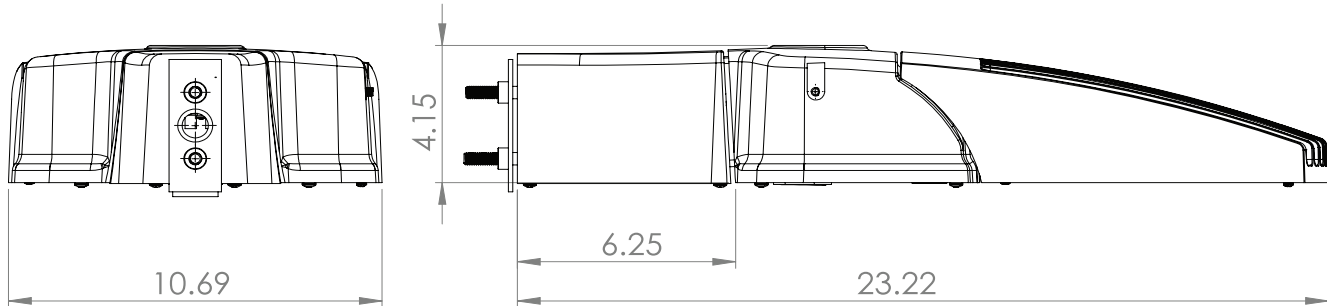
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



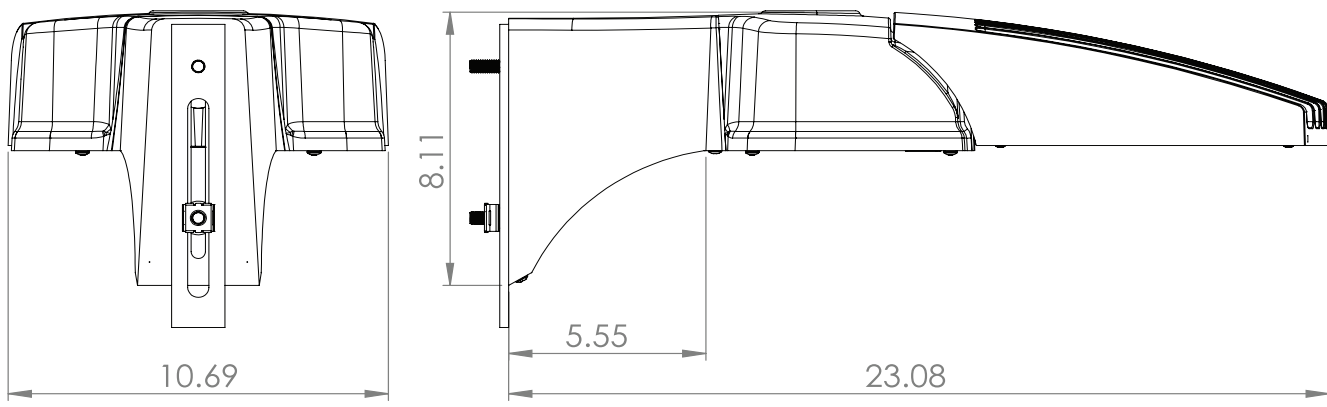
Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



Universal Arm Mount (UAM)

The Universal Arm Mount (UAM) is meant for retrofit Applications and has a drilling templat ranging from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.

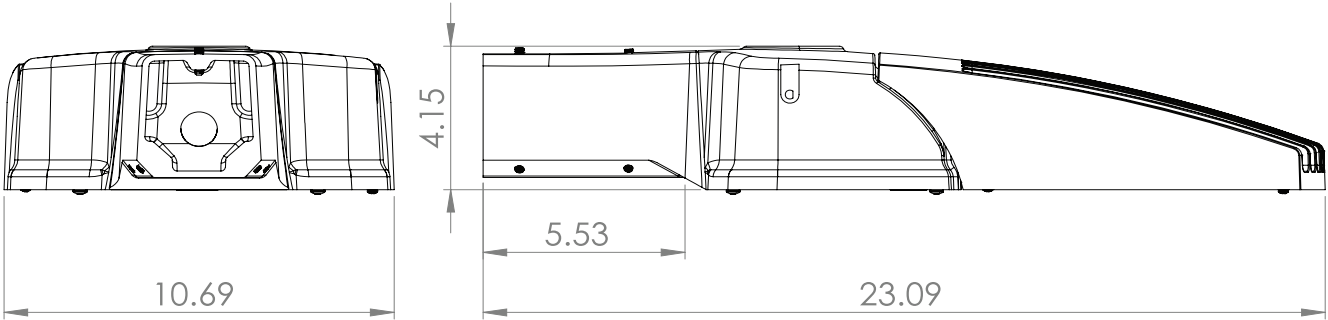


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

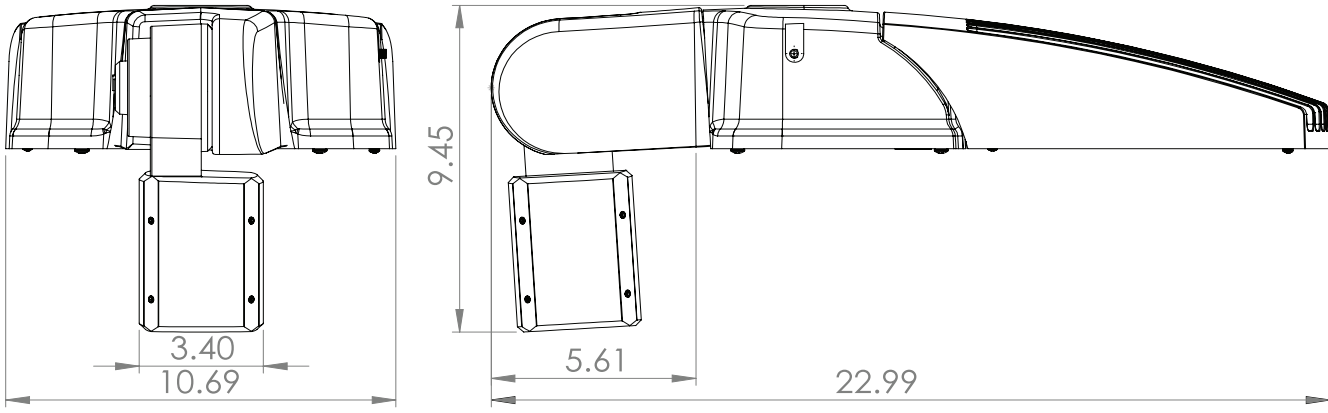
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



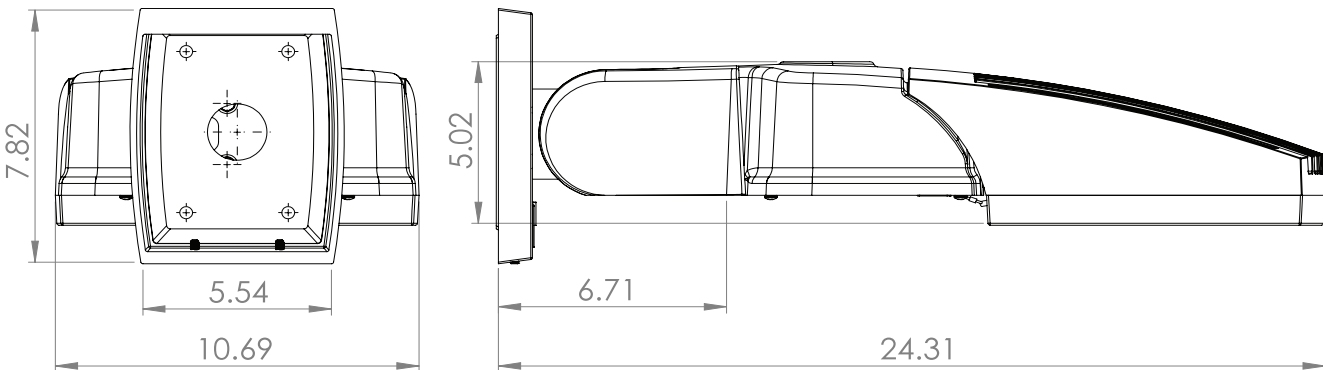
Knuckle Mount (KM)


An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

Wall Mount - Adjustable up to 50° in 10° increments.

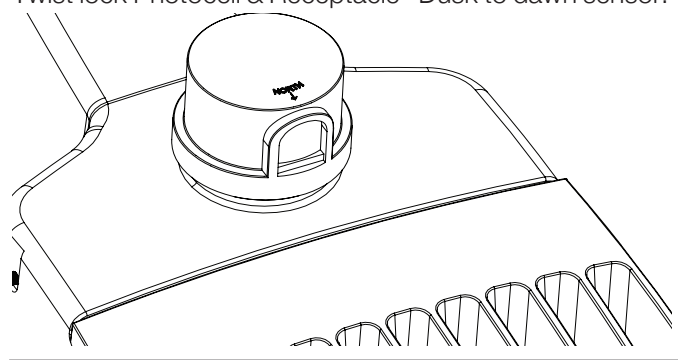


 <p>1550 Arden Circle Dr #2 Irvine CA 92618</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T2-32LC-5-4K-UNV-MOUNTING-FINISH-CLS</p> <p>Notes</p>	<p>TYPE: P2B</p>
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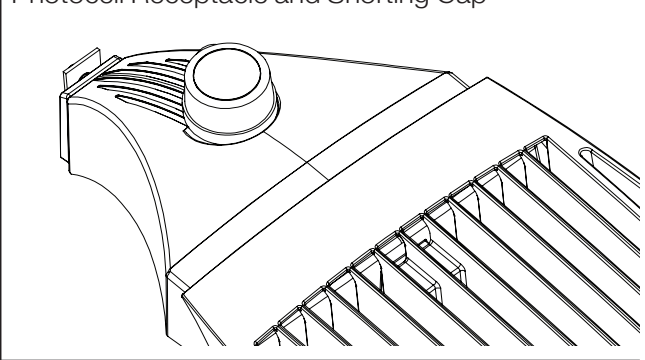
Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

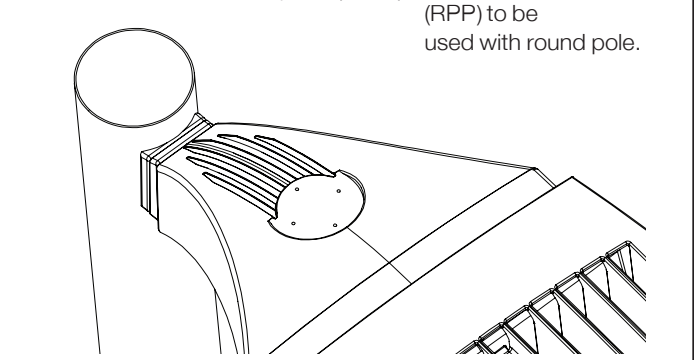
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



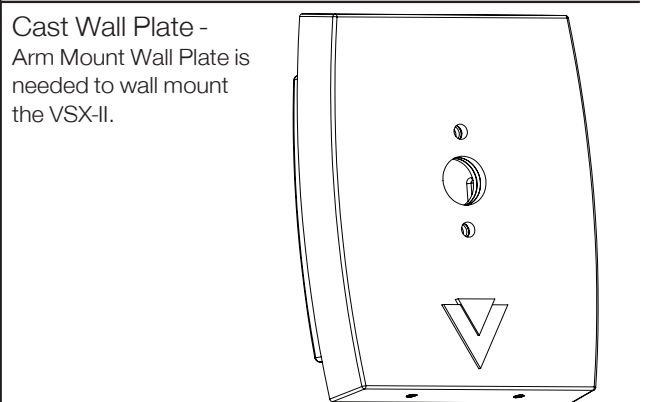
Photocell Receptacle and Shorting Cap



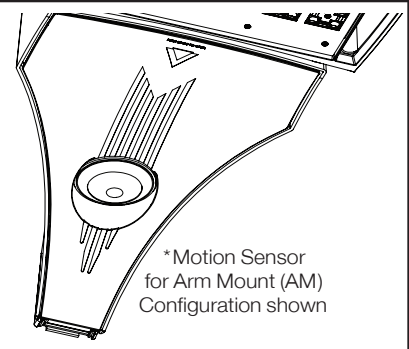
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



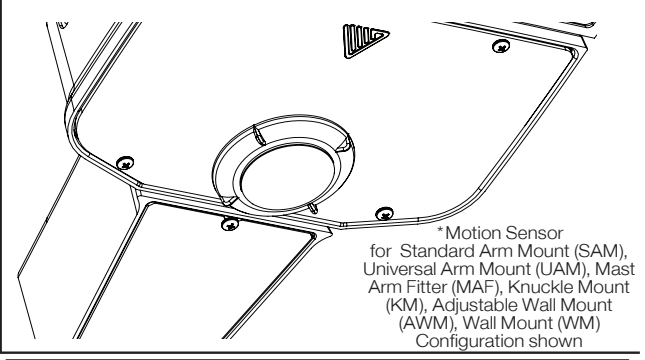
Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.



Motion Sensor - *This option will require one FSIR 100 remote for programming.



Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programming.



The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.

Lens Coverage Patterns:	
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

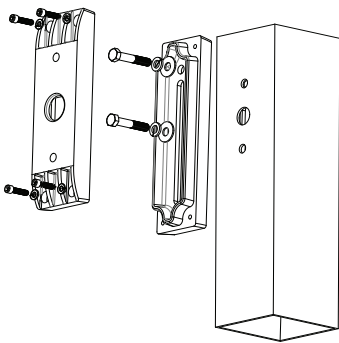
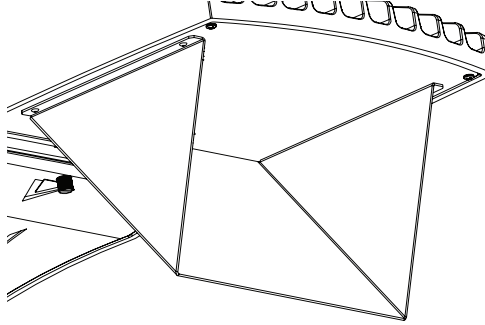
Motion Sensor Default Settings	
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

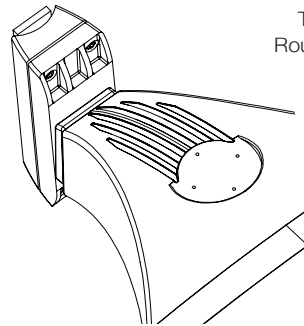
House Shield - Provides solid back light cutoff

House Shield



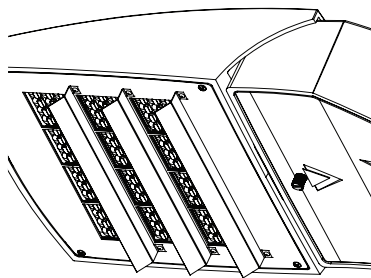
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



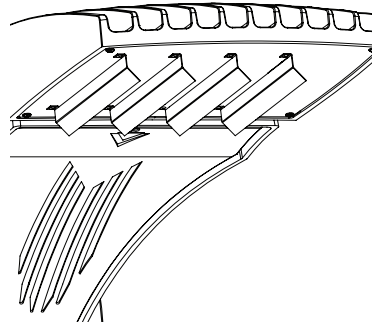
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



CLS

The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.
*Not to be used with KM



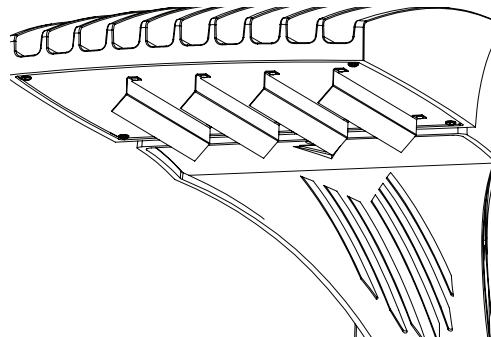
LCLS

The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.
*Not to be used with KM

RCLS

The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.

*Not to be used with KM



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

Control Number: AREA-VSX-II-08_19_2022

 LED Specifications **VSX-II**
VSX-II - 3K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103

VSX-II - 4K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109

VSX-II - 5K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

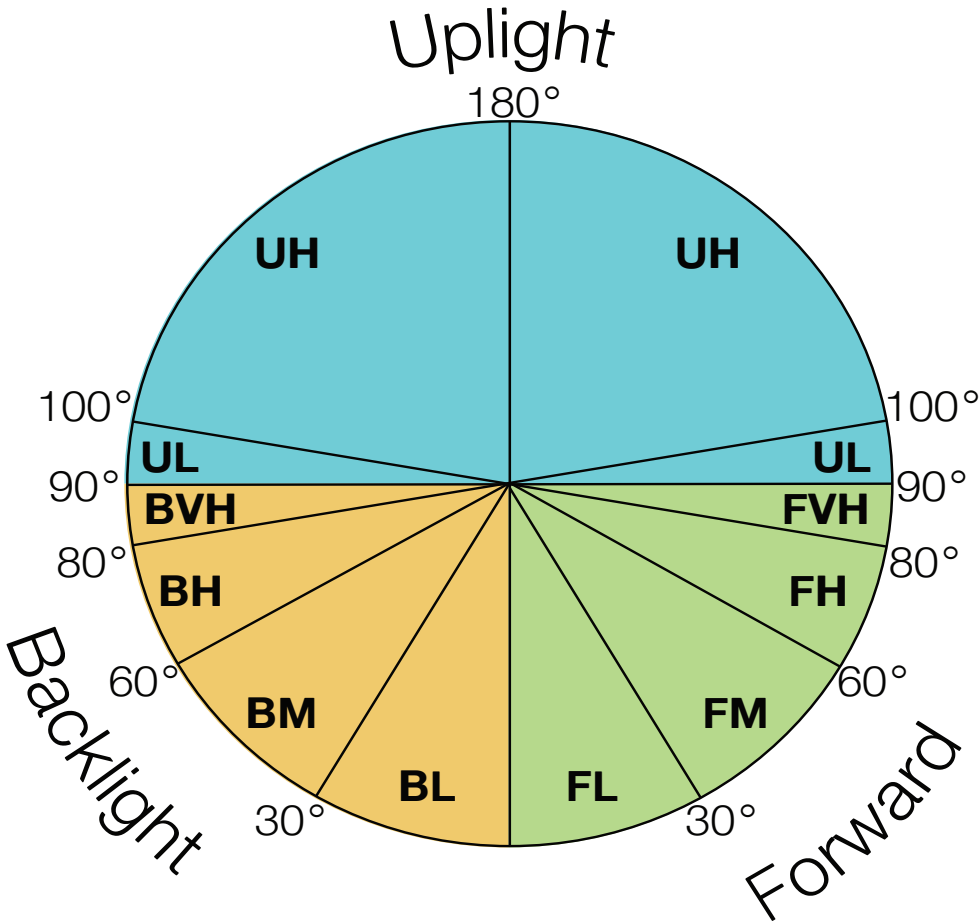
VSX-II - 3K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 4K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 5K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160

VSX-II Cutoff Louver Shield - 4K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160

VSX-II Cutoff Louver Shield - 5K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	102	113	110	104	18
	530	105	96	97	95	105	102	97	26
	700	97	89	90	88	97	95	90	37
	1050	91	84	84	82	91	89	84	56
32	350	110	102	102	100	111	108	102	37
	530	105	97	98	96	106	103	97	52
	700	98	90	91	89	98	96	90	74
	1050	91	84	84	82	91	89	84	112
48	350	111	102	103	101	112	109	103	55
	530	105	97	98	96	106	103	97	78
	700	103	95	96	94	104	101	96	105
	1050	95	88	88	87	96	93	88	160
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	119	109	110	108	119	116	110	18
	530	110	101	102	100	111	108	102	26
	700	102	94	95	93	103	100	94	37
	1050	96	88	89	87	96	93	88	56
32	350	116	107	108	105	117	114	107	37
	530	111	102	103	101	111	108	103	52
	700	103	95	95	93	103	101	95	74
	1050	96	88	89	87	96	93	88	112
48	350	117	108	109	106	118	115	108	55
	530	111	102	103	101	111	108	103	78
	700	109	100	101	99	109	106	101	105
	1050	100	92	93	91	101	98	93	160
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	103	113	110	104	18
	530	105	97	97	95	105	103	97	26
	700	97	90	90	88	98	95	90	37
	1050	91	84	84	83	91	89	84	56
32	350	111	102	103	100	111	108	102	37
	530	106	97	98	96	106	103	98	52
	700	98	90	91	89	98	96	91	74
	1050	91	84	84	83	91	89	84	112
48	350	112	103	104	101	112	109	103	55
	530	106	97	98	96	106	103	98	78
	700	104	95	96	94	104	101	96	105
	1050	96	88	89	87	96	93	88	160



Project MA-0341S2 Date 3/9/2023
LEONARD SENIOR LIVING
 Submitted By
Grace.Lighting

Catalog Number
 VSX-II-T2-32LC-5-4K-UNV-MOUNTING-FINISH-CLS
 Notes

TYPE:
P2B

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K BUG Data *Not to be used with KM																													
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160
VSX-II Cutoff Louver Shield - 4K BUG Data *Not to be used with KM																													
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160
VSX-II Cutoff Louver Shield - 5K BUG Data *Not to be used with KM																													
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160

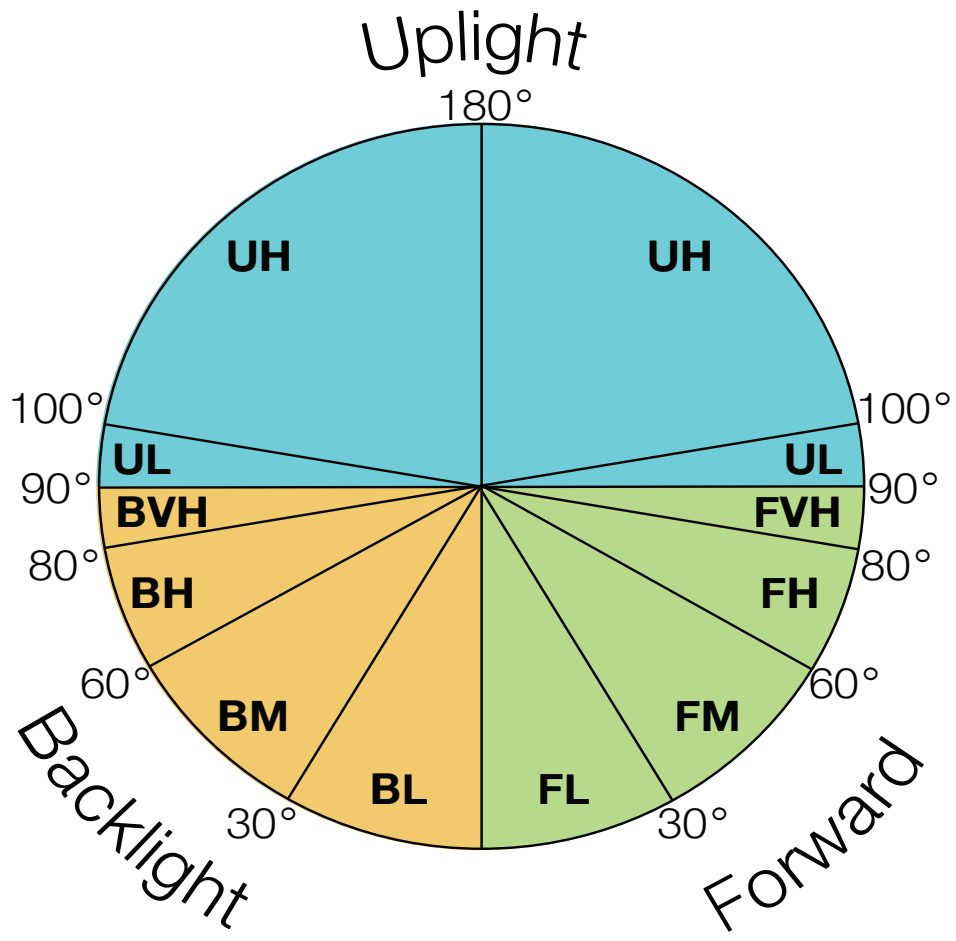



Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



 <p>1550 Market Street, Suite 402 San Francisco, CA 94102</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <h2>LEONARD SENIOR LIVING</h2> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-UNV-MOUNTING-FINISH-CLS</p> <p>Notes</p>	<p>TYPE: P3B</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications



Project Name:

Catalog Number:

Type:

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	WSC-8 Motion Sensor 8' Mounting Height	UPMA-S Universal Square Pole Mount Adaptor
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208		
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V		SBK Smooth Black	PCR-240	WSC-20 Motion Sensor 9-20' Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4		10 1050mA			UAM Universal ArmW/ Terminal Block Mount (Retrofit)	WH White	PCR-377	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T4A Type 4 Automotive					MAF Mast Arm Fitter	SWH Smooth White	PER	7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	ROT-R Rotated Optics Right Side
	T5 Type 5					KM Knuckle Mount	GP Graphite	DIM 0-10v Dimming Driver	UMAP Universal Mast arm fitter	ROT-L Rotated Optics Left Side
	T5W Type 5 Wide					WM Wall Mount *Requires BAWP	GY Grey	RPP-3"	ECLS Egg Crate Louver Shield	CLS Backside cutoff shield *Not to be used with KM
	T5WR Type 5 Wide Round					AWM Adjustable Wall Mount	SL Silver Metallic	RPP-4"	ADJLS Adjustable Louver Light Shield	RCLS Rightside cutoff shield *Not to be used with KM
						*Round Pole Plate Adaptors (RPP) are to be ordered separately.	CC Custom Color	RPP-5" Round Pole Plate Adaptor	BD Barn Door Shield	LCLS Leftside cutoff shield *Not to be used with KM
						*BAWP to be ordered separately		VWC Visionaire Wireless Controls *Consult Factory		HS House shield



Features & Specifications

VSX-II

Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management

- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A, V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
 - Enables high end trim
 - Based on Zigbee wireless communication protocol


Listings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

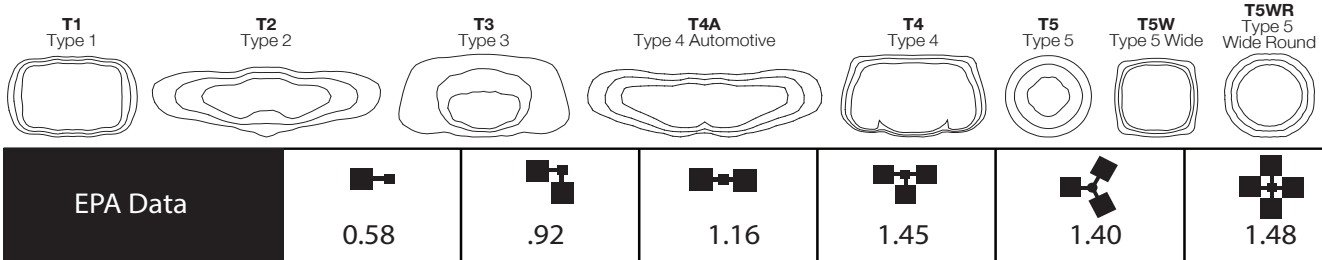
VSX-II - Electrical Load (A)							
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V
VSX-II-T5-16LC-3	18	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	26	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	56	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	74	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	112	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	55	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	78	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	160	1.33	0.77	0.67	0.58	0.46	0.33

 <p>1550 Airline Center Dr #12 Irvine CA 92614</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-UNV-MOUNTING-FINISH-CLS Notes</p>	<p>TYPE: P3B</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

Photometric Optical Summary

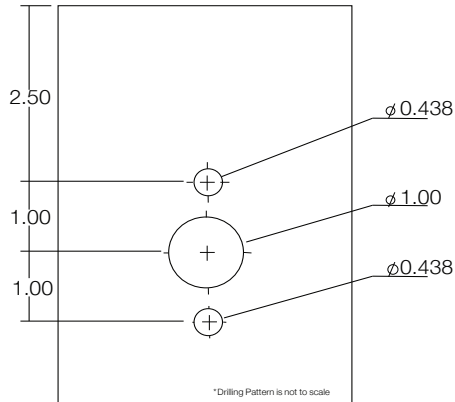


VSX-II-KM EPA DATA										
Degree of Tilt	0°	10°	20°	30	40°	50°	60°	70°	80°	90°
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

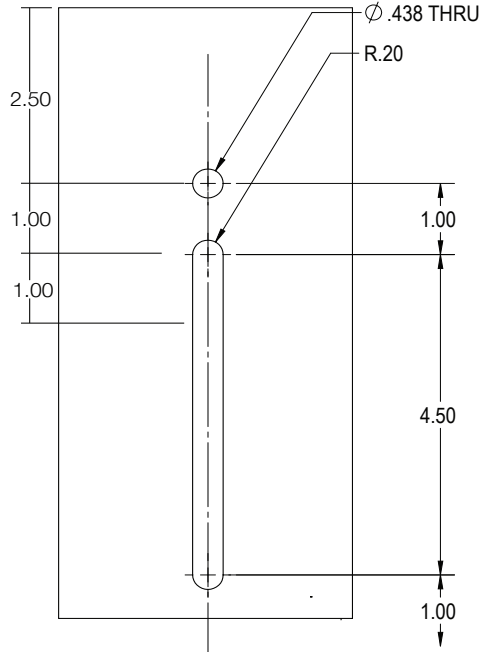
Dimensions


- Width:** VSX-II 12.5"
- Depth:** VSX-II 23"
- Height:** VSX-II 4"
- Overall Height:** VSX-II 8"
- Weight:** 25 LBS

Drilling Template for (AM) and (SAM)



Drilling Template for (UAM)



 <p>1550 Miraflores Circle, Suite 412 Irvine, CA 92614</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-UNV-MOUNTING-FINISH-CLS Notes</p>	<p>TYPE: P3B</p>
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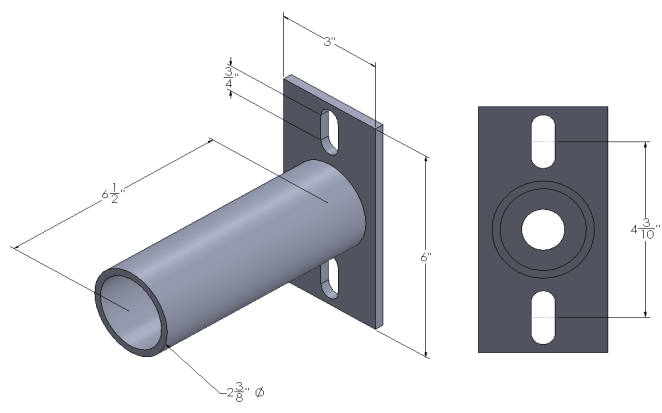
Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



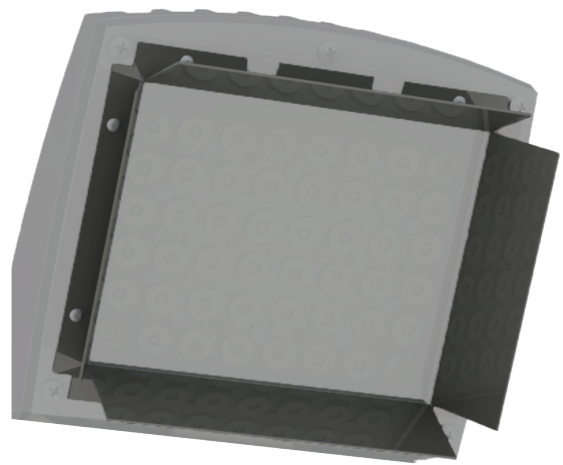
Egg Crate Light Shield




Adjustable Louver Light Shield



Barn Door Light Shield



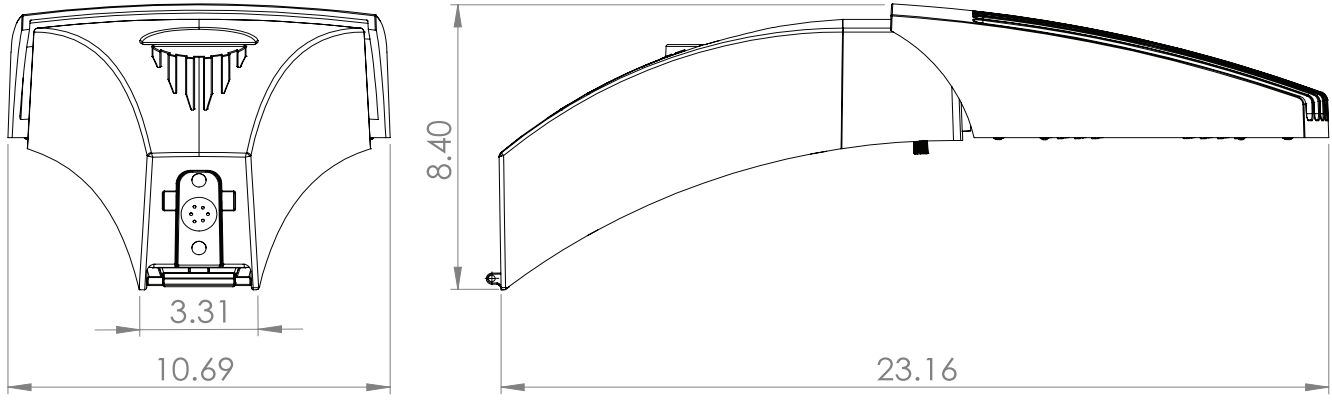
 <p>1550 WILSON CIRCLE DR #12 IRVING, TX 75038</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-UNV-MOUNTING-FINISH-CLS</p> <p>Notes</p>	<p>TYPE: P3B</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

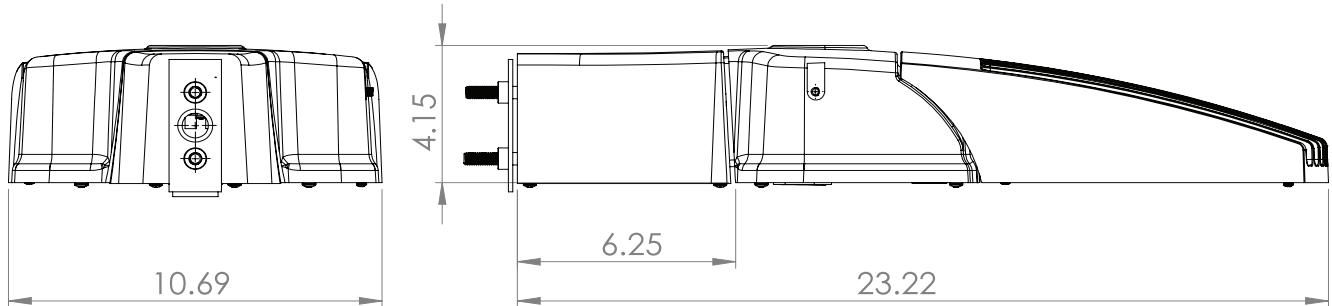
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



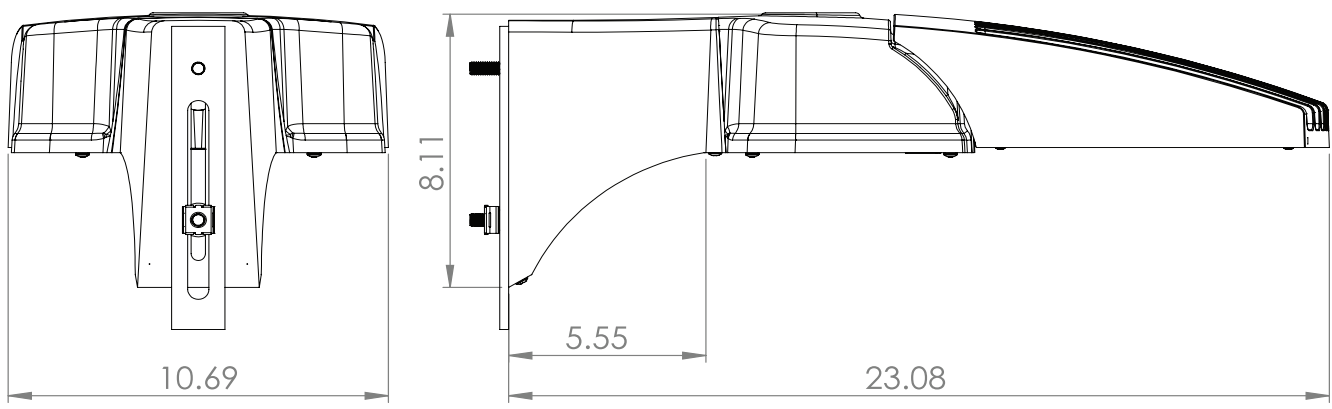
Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



Universal Arm Mount (UAM)

The Universal Arm Mount (UAM) is meant for retrofit Applications and has a drilling templat ranging from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.

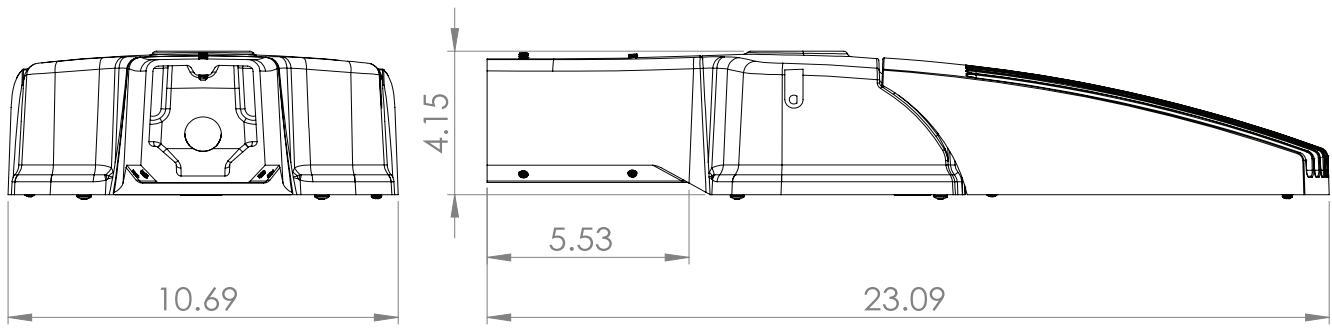


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

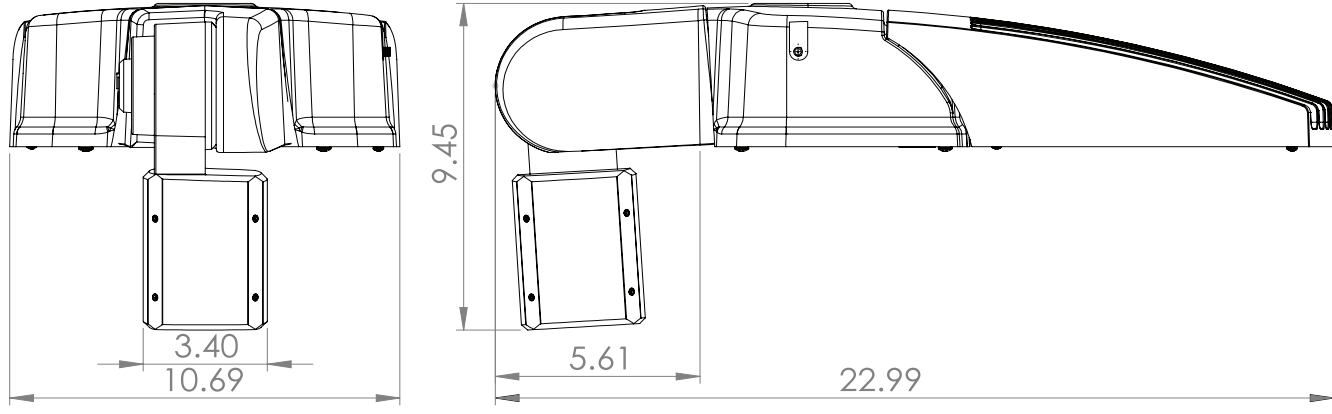
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



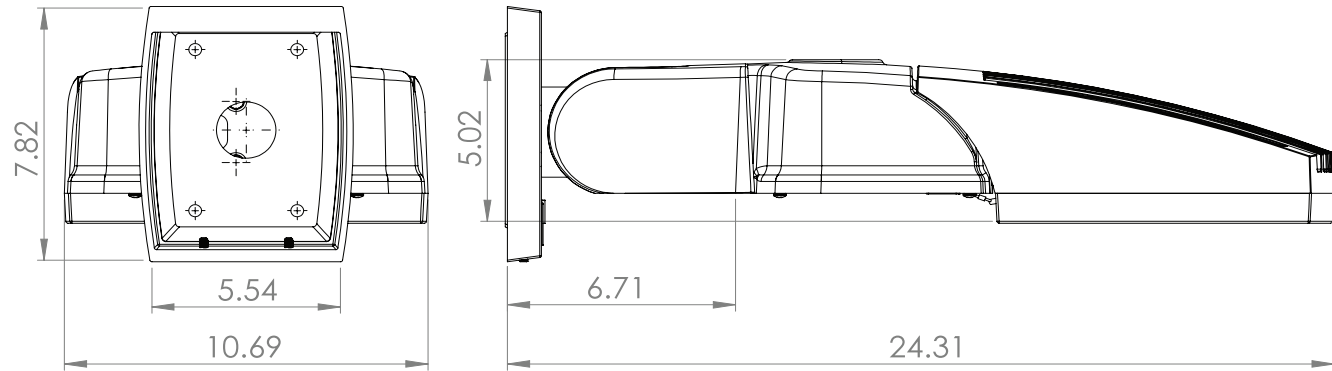
Knuckle Mount (KM)


An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

Wall Mount - Adjustable up to 50° in 10° increments.

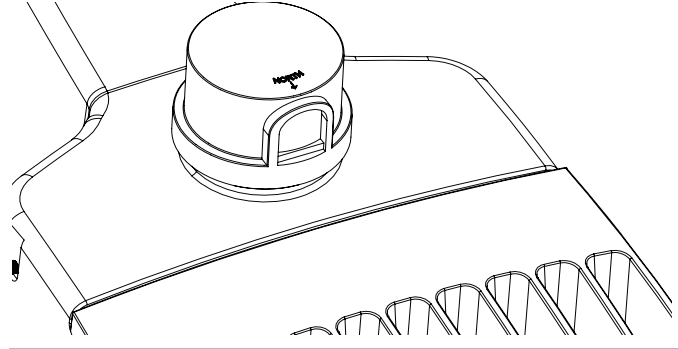


 <p>1550 Arden Circle Dr #12 Irvine CA 92618</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-UNV-MOUNTING-FINISH-CLS</p> <p>Notes</p>	<p>TYPE: P3B</p>
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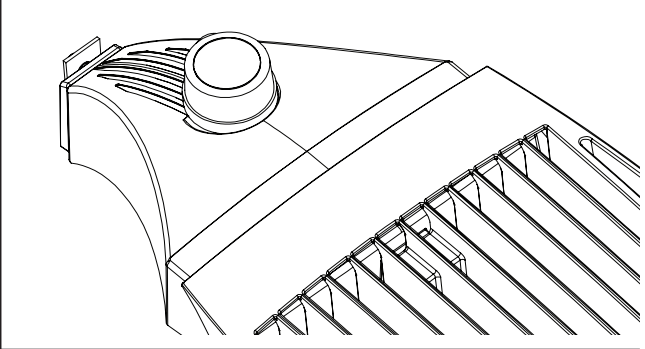
Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

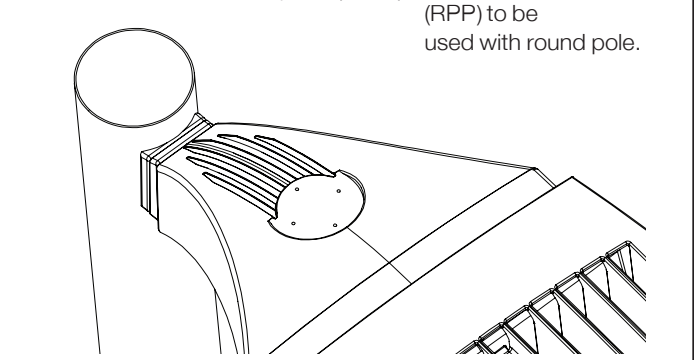
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



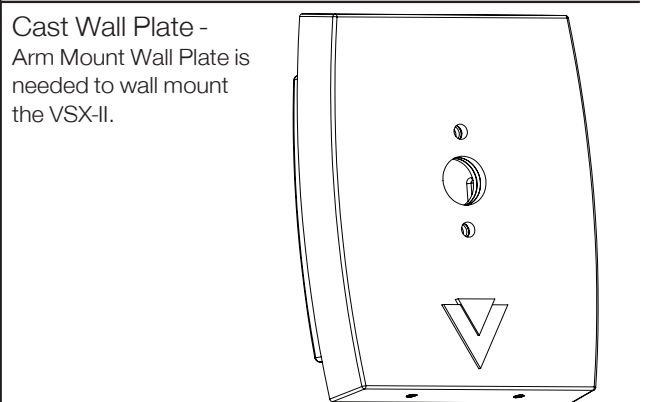
Photocell Receptacle and Shorting Cap



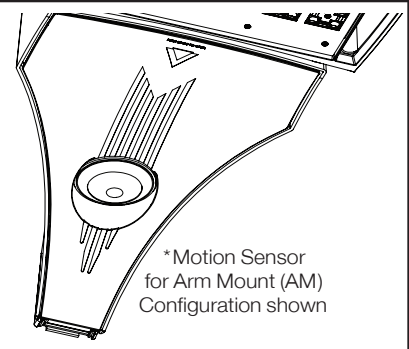
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



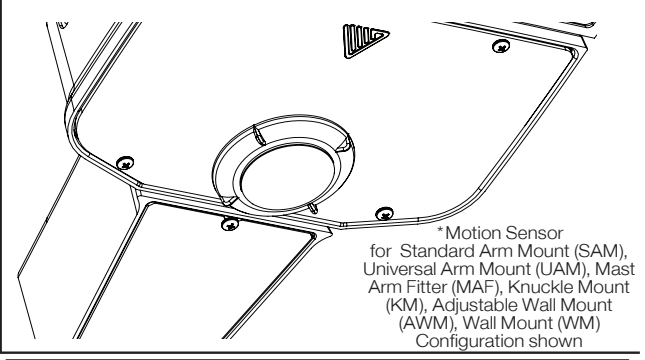
Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.



Motion Sensor - *This option will require one FSIR 100 remote for programming.



Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programming.



The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.

Lens Coverage Patterns:	
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

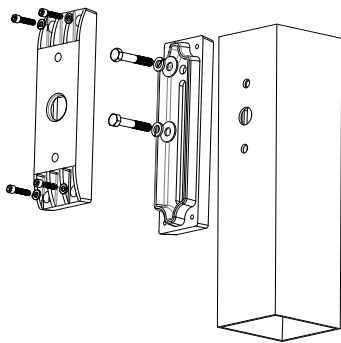
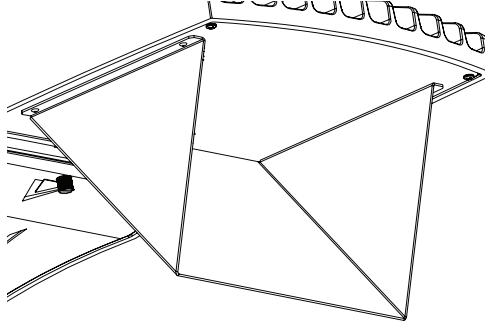
Motion Sensor Default Settings	
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

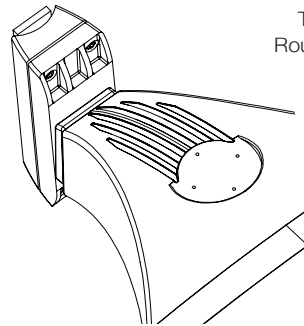
House Shield - Provides solid back light cutoff

House Shield



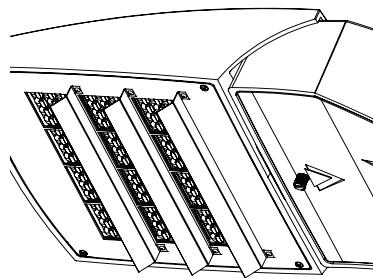
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



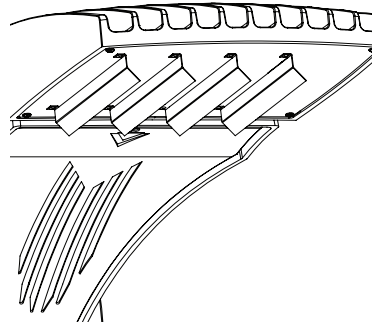
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



CLS

The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.
*Not to be used with KM



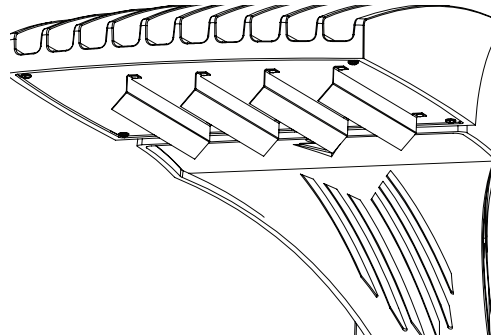
LCLS

The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.
*Not to be used with KM

RCLS

The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.

*Not to be used with KM



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

Control Number: AREA-VSX-II-08_19_2022

 LED Specifications **VSX-II**
VSX-II - 3K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103

VSX-II - 4K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109

VSX-II - 5K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

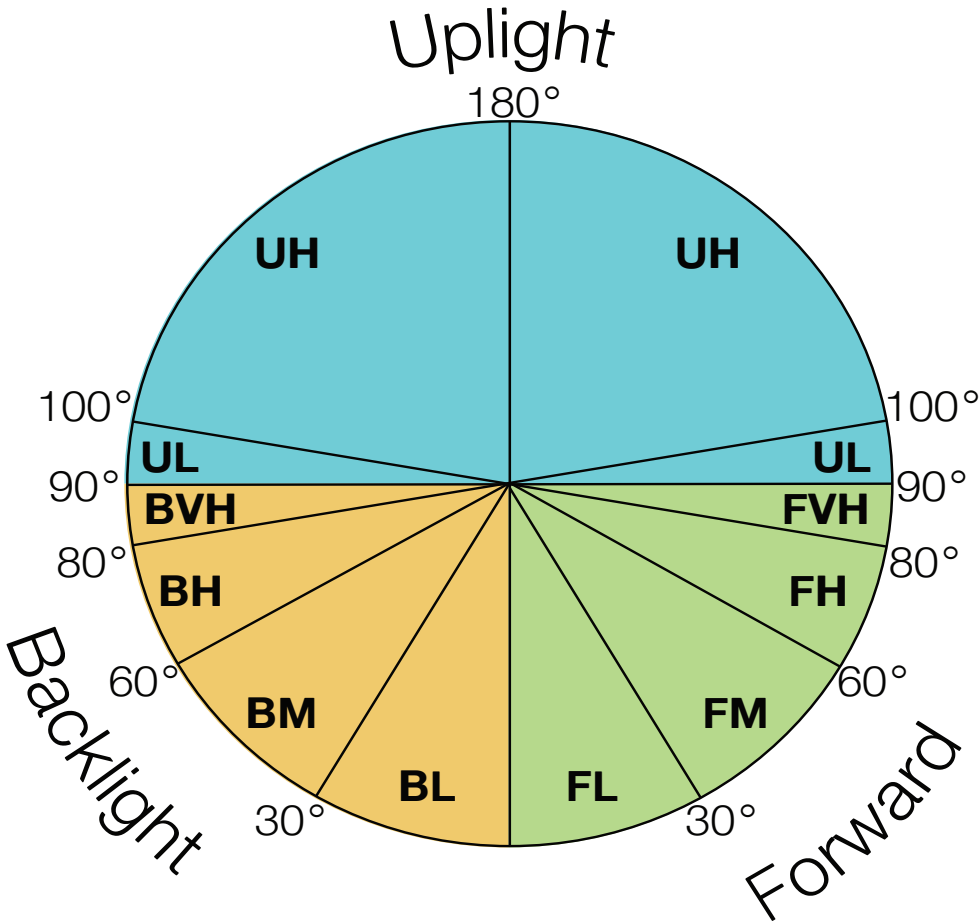
VSX-II - 3K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 4K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 5K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160
VSX-II Cutoff Louver Shield - 4K Lumen Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160
VSX-II Cutoff Louver Shield - 5K Lumen Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	102	113	110	104	18
	530	105	96	97	95	105	102	97	26
	700	97	89	90	88	97	95	90	37
	1050	91	84	84	82	91	89	84	56
32	350	110	102	102	100	111	108	102	37
	530	105	97	98	96	106	103	97	52
	700	98	90	91	89	98	96	90	74
	1050	91	84	84	82	91	89	84	112
48	350	111	102	103	101	112	109	103	55
	530	105	97	98	96	106	103	97	78
	700	103	95	96	94	104	101	96	105
	1050	95	88	88	87	96	93	88	160
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	119	109	110	108	119	116	110	18
	530	110	101	102	100	111	108	102	26
	700	102	94	95	93	103	100	94	37
	1050	96	88	89	87	96	93	88	56
32	350	116	107	108	105	117	114	107	37
	530	111	102	103	101	111	108	103	52
	700	103	95	95	93	103	101	95	74
	1050	96	88	89	87	96	93	88	112
48	350	117	108	109	106	118	115	108	55
	530	111	102	103	101	111	108	103	78
	700	109	100	101	99	109	106	101	105
	1050	100	92	93	91	101	98	93	160
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	103	113	110	104	18
	530	105	97	97	95	105	103	97	26
	700	97	90	90	88	98	95	90	37
	1050	91	84	84	83	91	89	84	56
32	350	111	102	103	100	111	108	102	37
	530	106	97	98	96	106	103	98	52
	700	98	90	91	89	98	96	91	74
	1050	91	84	84	83	91	89	84	112
48	350	112	103	104	101	112	109	103	55
	530	106	97	98	96	106	103	98	78
	700	104	95	96	94	104	101	96	105
	1050	96	88	89	87	96	93	88	160



Project MA-0341S2 Date 3/9/2023
LEONARD SENIOR LIVING
 Submitted By
Grace.Lighting

Catalog Number
 VSX-II-T3-32LC-5-4K-UNV-MOUNTING-FINISH-CLS
 Notes

TYPE:
P3B

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 4K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 5K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160

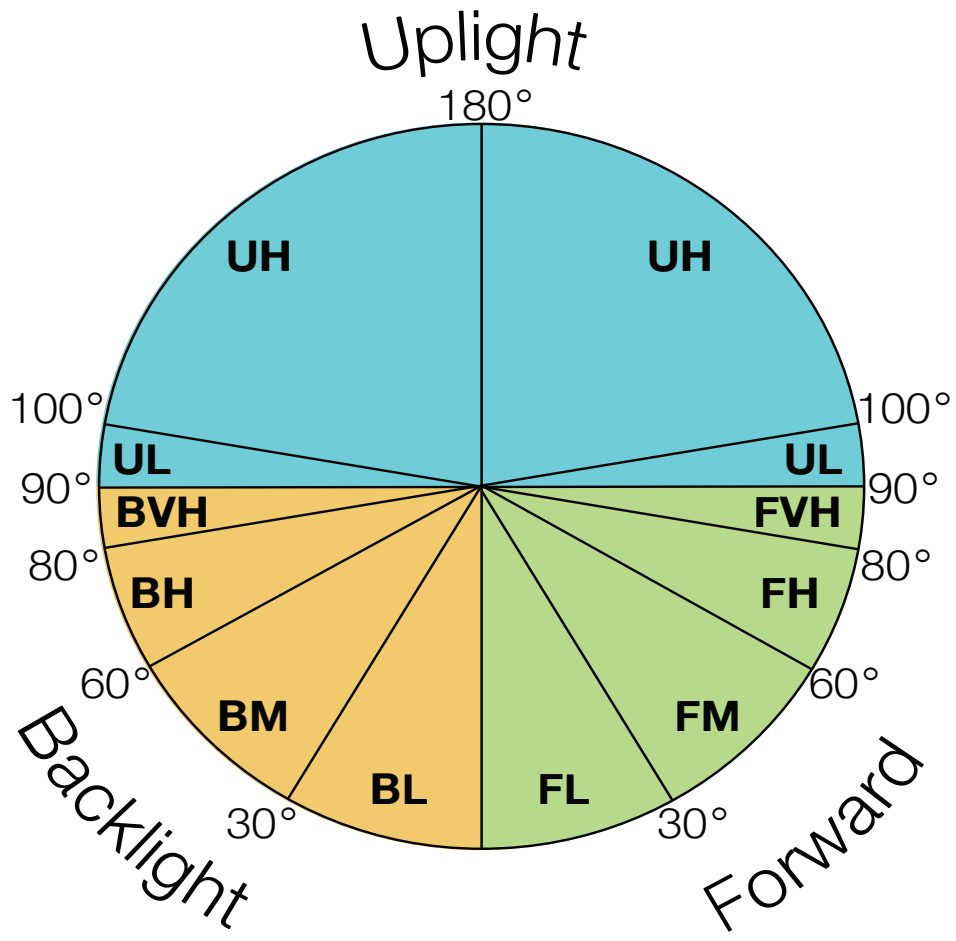



Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



 Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting	Catalog Number VSX-II-T5WR-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes	TYPE: 2P5WR
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications



Project Name: _____

Catalog Number: _____

Type: _____

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	WSC-8 Motion Sensor 8' Mounting Height	UPMA-S Universal Square Pole Mount Adaptor
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208		
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V		SBK Smooth Black	PCR-240	WSC-20 Motion Sensor 9-20' Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4		10 1050mA			UAM Universal ArmW/ Terminal Block Mount (Retrofit)	WH White	PCR-347	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T4A Type 4 Automotive					MAF Mast Arm Fitter	SWH Smooth White	PCR-480 Photocell & Receptacle	PER	ROT-R Rotated Optics Right Side
	T5 Type 5					KM Knuckle Mount	GP Graphite	5PINPER	7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	ROT-L Rotated Optics Left Side
	T5W Type 5 Wide					WM Wall Mount *Requires BAWP	GY Grey	DIM 0-10v Dimming Driver	UMAP Universal Mast arm fitter	CLS Backside cutoff shield *Not to be used with KM
	T5WR Type 5 Wide Round					AWM Adjustable Wall Mount	SL Silver Metallic	RPP-3"	ECLS Egg Crate Louver Shield	RCLS Rightside cutoff shield *Not to be used with KM
						*Round Pole Plate Adaptors (RPP) are to be ordered separately.	CC Custom Color	RPP-4"	ADJLS Adjustable Louver Light Shield	LCLS Leftside cutoff shield *Not to be used with KM
						*BAWP to be ordered separately		RPP-5" Round Pole Plate Adaptor	BD Barn Door Shield	HS House shield
								VWC Visionaire Wireless Controls *Consult Factory		



Features & Specifications

VSX-II

Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management

- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A, V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
 - Enables high end trim
 - Based on Zigbee wireless communication protocol


Listings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

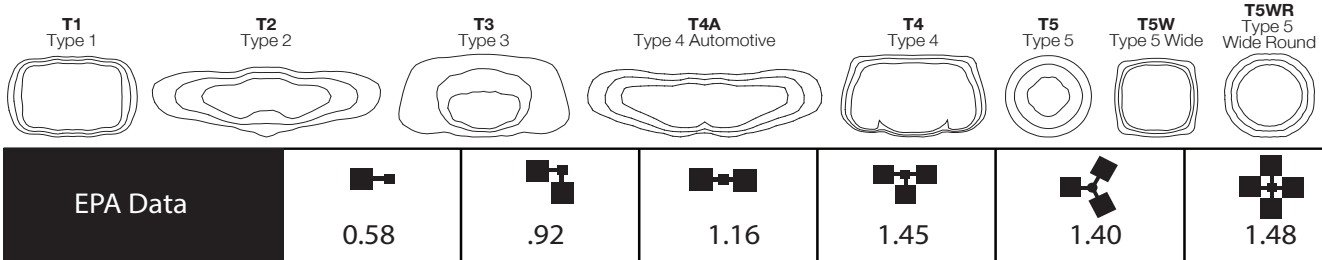
VSX-II - Electrical Load (A)							
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V
VSX-II-T5-16LC-3	18	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	26	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	56	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	74	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	112	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	55	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	78	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	160	1.33	0.77	0.67	0.58	0.46	0.33

 <p>1550 MITCHELL CIRCLE, SUITE #12 MILWAUKEE, WI 53219</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T5WR-32LC-5-4K-VOLTAGE-MOUNTING-FINISH</p> <p>Notes</p>	<p>TYPE: 2P5WR</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

Photometric Optical Summary

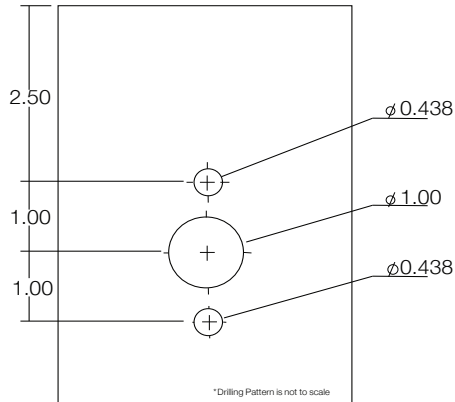


VSX-II-KM EPA DATA										
Degree of Tilt	0°	10°	20°	30	40°	50°	60°	70°	80°	90°
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

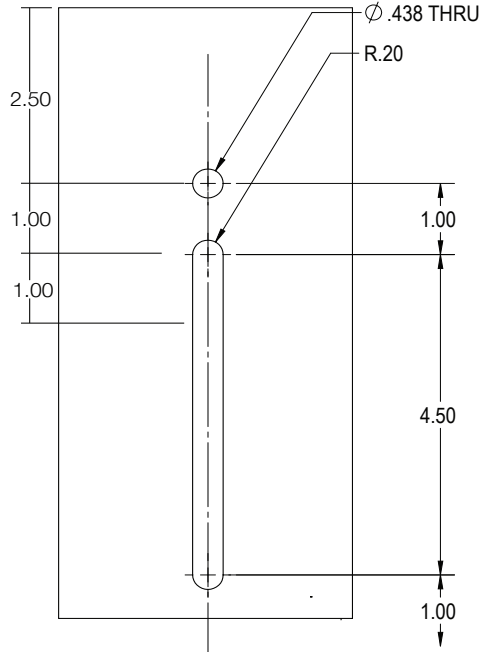
Dimensions

- Width:** VSX-II 12.5"
- Depth:** VSX-II 23"
- Height:** VSX-II 4"
- Overall Height:** VSX-II 8"
- Weight:** 25 LBS

Drilling Template for (AM) and (SAM)



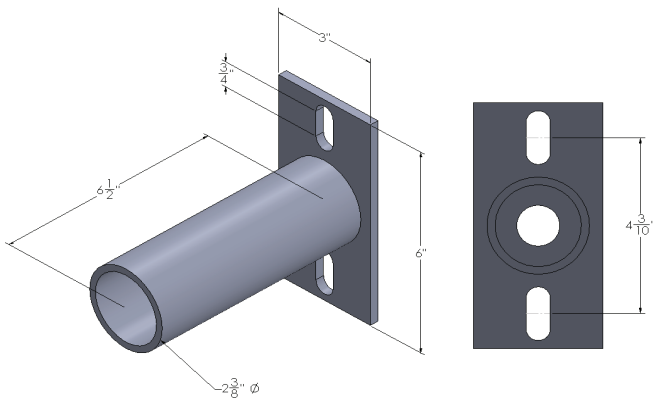
Drilling Template for (UAM)



VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



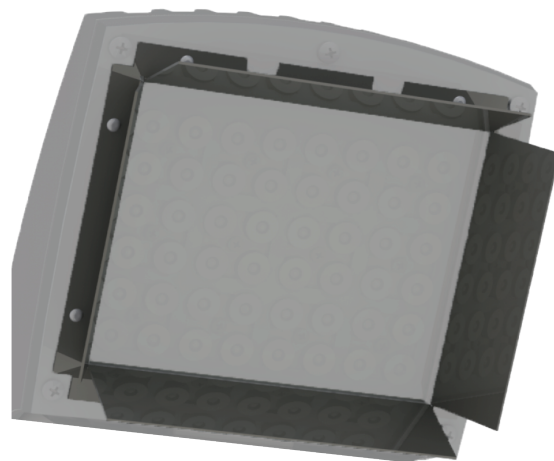
Egg Crate Light Shield




Adjustable Louver Light Shield



Barn Door Light Shield



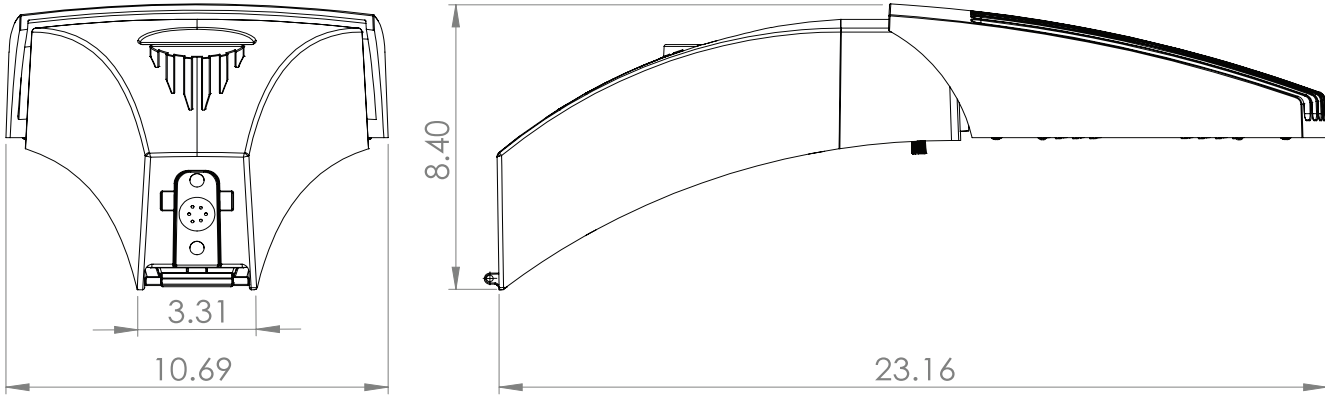
 <p>1550 WILSON CIRCLE DR #12 HARRISBURG, PA 17110</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T5WR-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes</p>	<p>TYPE: 2P5WR</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

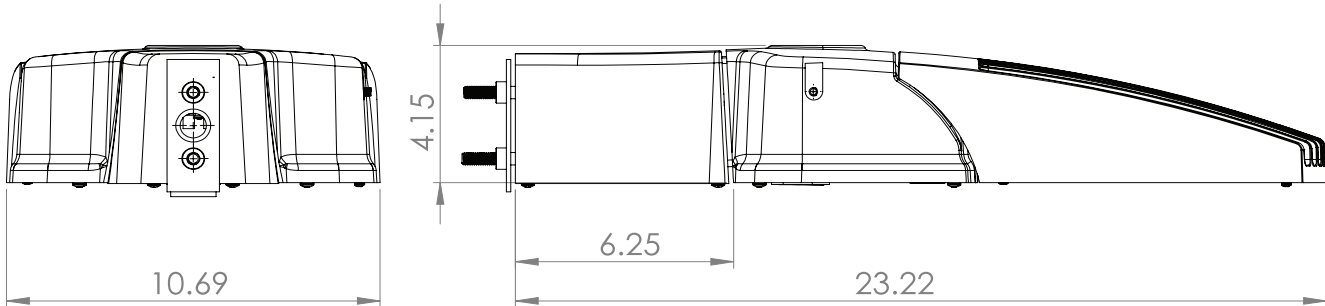
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



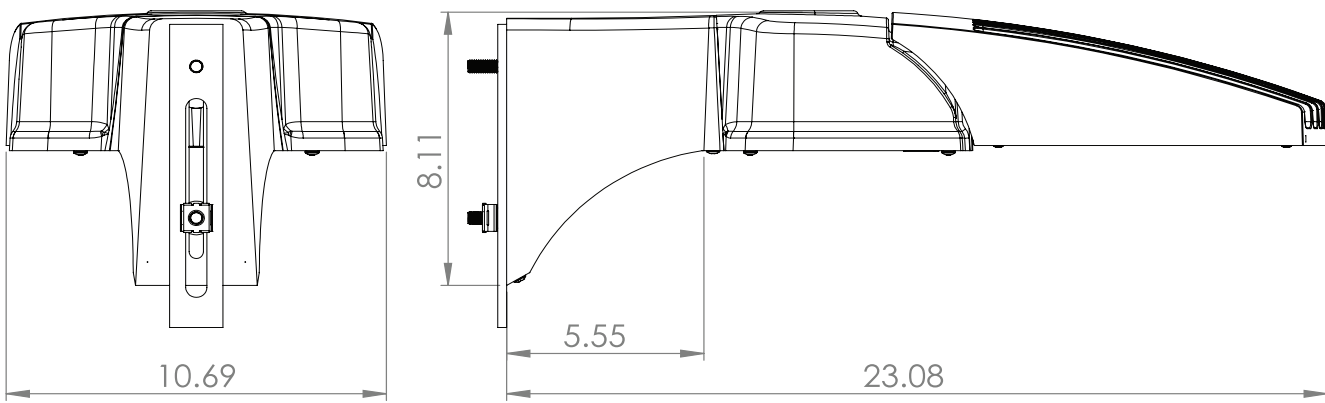
Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



Universal Arm Mount (UAM)

The Universal Arm Mount (UAM) is meant for retrofit Applications and has a drilling template ranging from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.

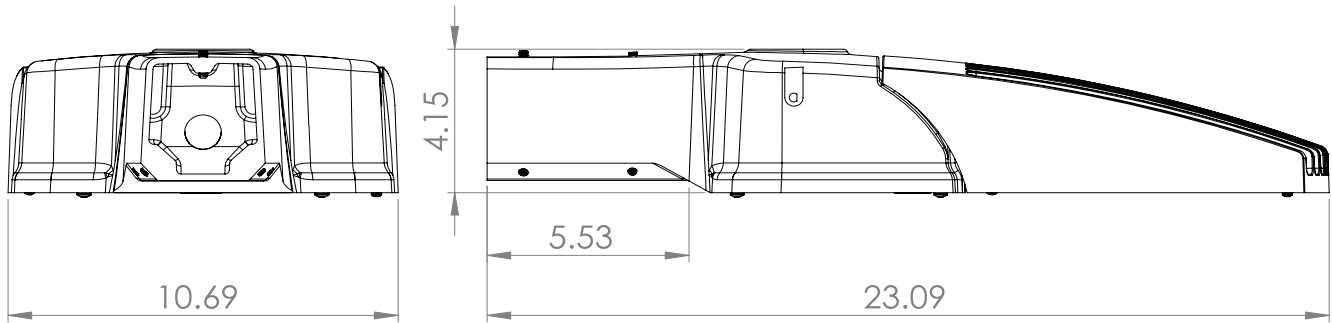


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

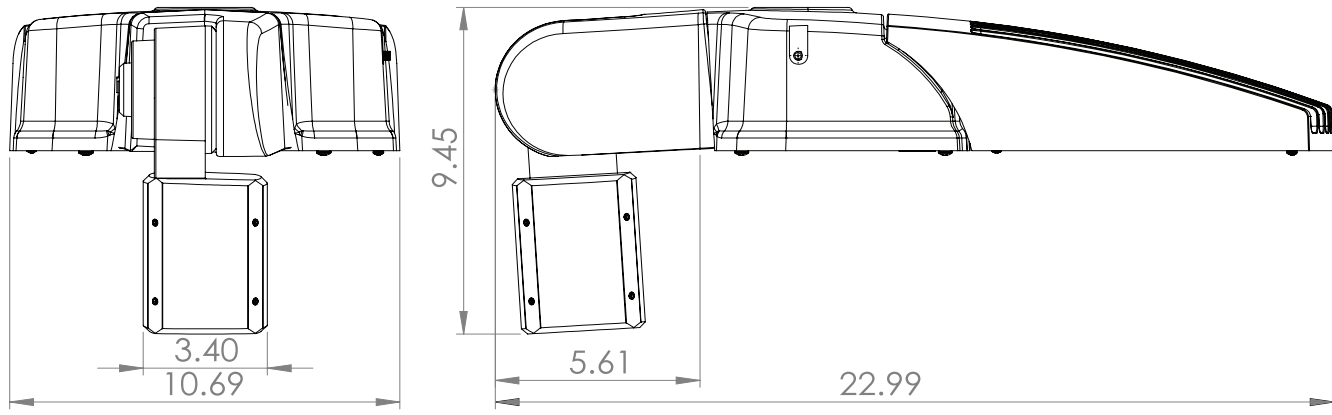
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



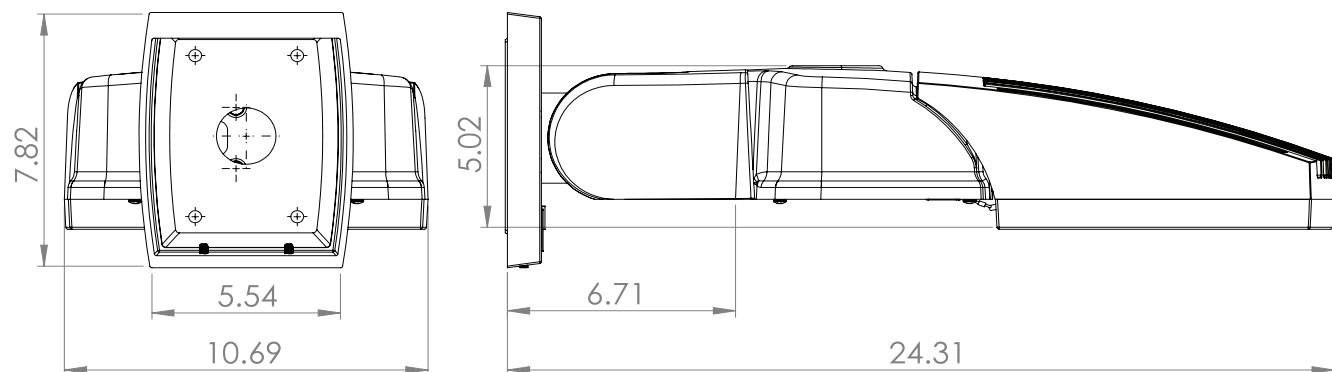
Knuckle Mount (KM)


An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

Wall Mount - Adjustable up to 50° in 10° increments.

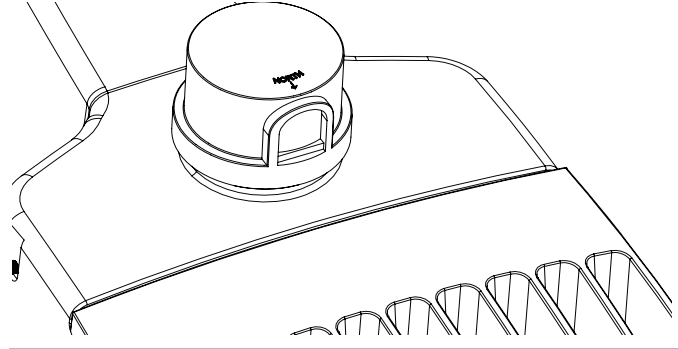


 <p>1550 Arden Circle Dr #12 Irvine CA 92618</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T5WR-32LC-5-4K-VOLTAGE-MOUNTING-FINISH</p> <p>Notes</p>	<p>TYPE: 2P5WR</p>
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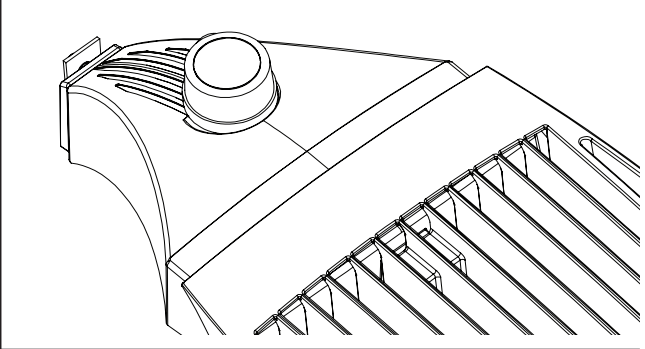
Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

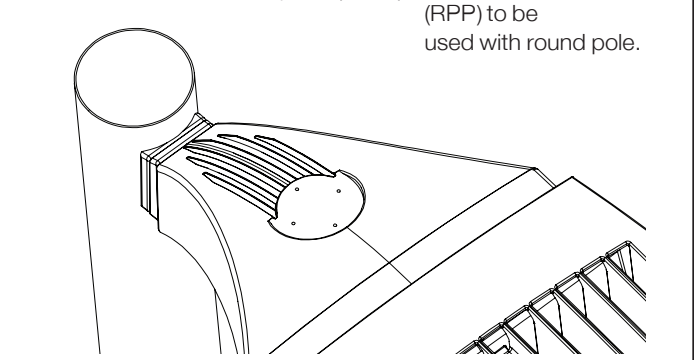
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



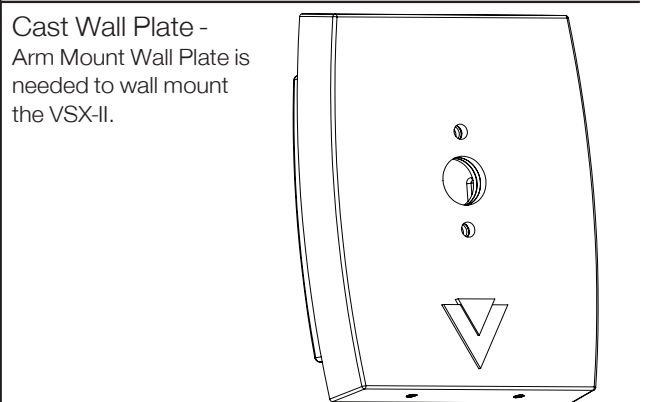
Photocell Receptacle and Shorting Cap



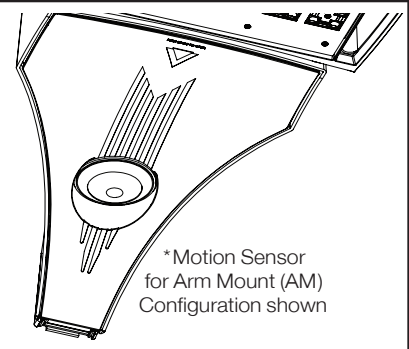
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



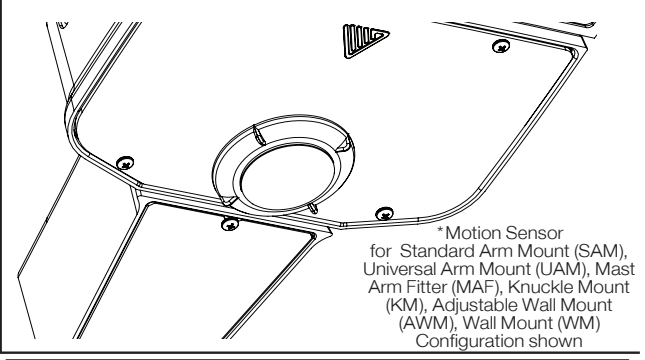
Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.



Motion Sensor - *This option will require one FSIR 100 remote for programming.



Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programming.



The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.

Lens Coverage Patterns:

WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

Motion Sensor Default Settings

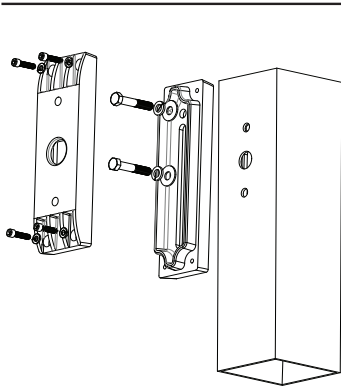
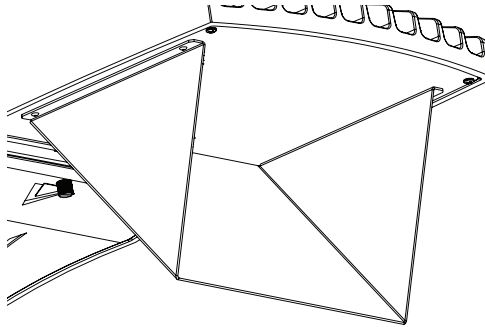
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

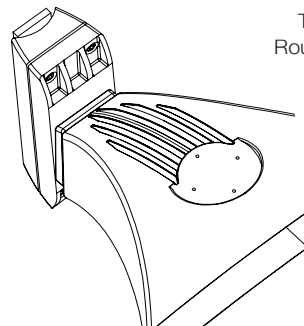
House Shield - Provides solid back light cutoff

House Shield



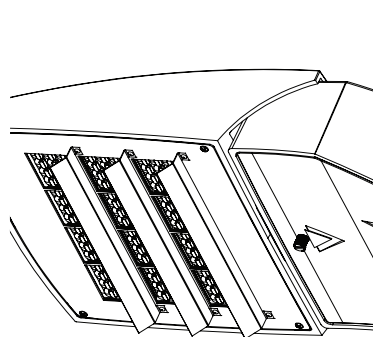
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



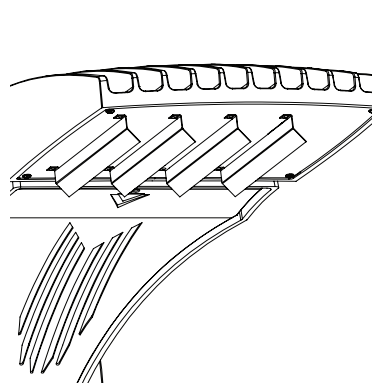
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



CLS

The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.
*Not to be used with KM



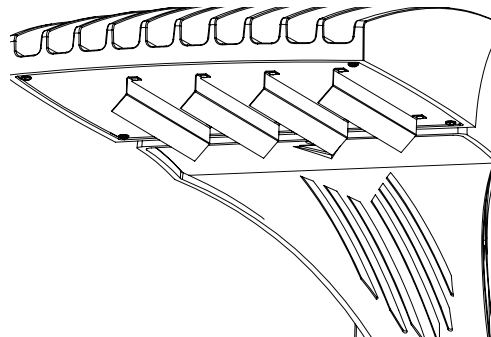
LCLS

The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light will be focused on the right side of the VSX.
*Not to be used with KM

RCLS

The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light will be focused on the left side of the VSX.

*Not to be used with KM



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II - 3K Lumen Per Watt Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103
VSX-II - 4K Lumen Per Watt Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109
VSX-II - 5K Lumen Per Watt Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II - 3K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

VSX-II - 4K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

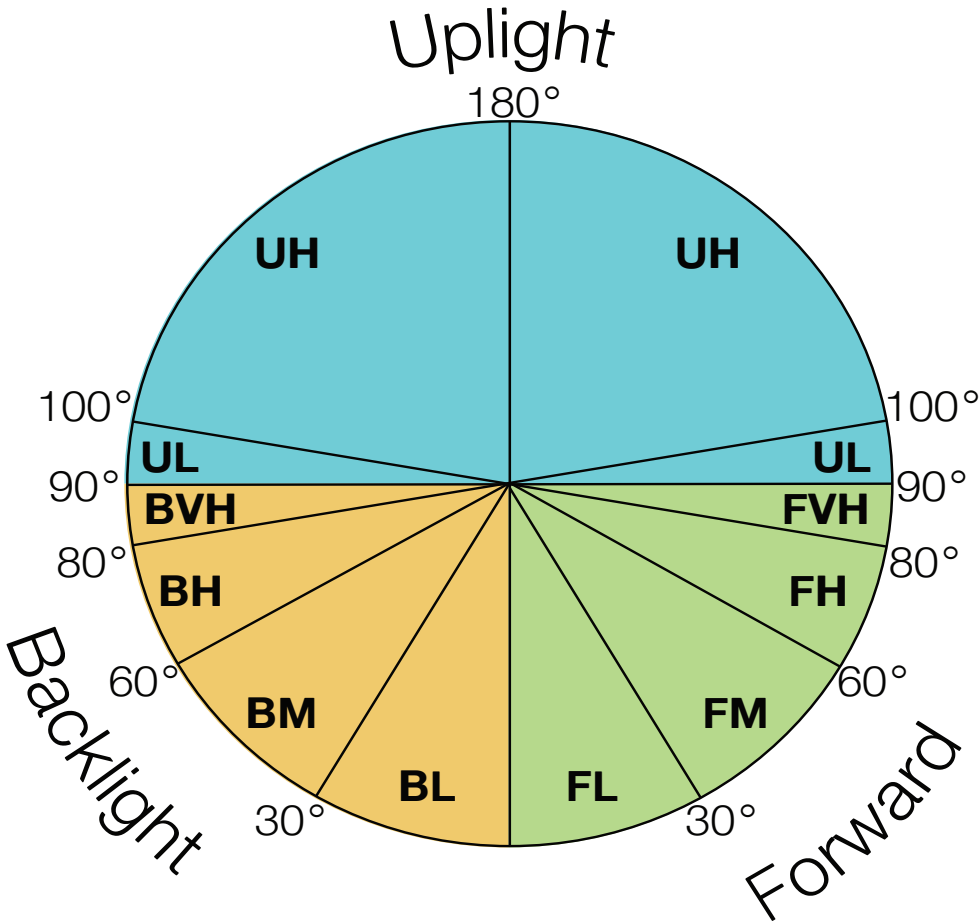
VSX-II - 5K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160

VSX-II Cutoff Louver Shield - 4K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160

VSX-II Cutoff Louver Shield - 5K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	102	113	110	104	18
	530	105	96	97	95	105	102	97	26
	700	97	89	90	88	97	95	90	37
	1050	91	84	84	82	91	89	84	56
32	350	110	102	102	100	111	108	102	37
	530	105	97	98	96	106	103	97	52
	700	98	90	91	89	98	96	90	74
	1050	91	84	84	82	91	89	84	112
48	350	111	102	103	101	112	109	103	55
	530	105	97	98	96	106	103	97	78
	700	103	95	96	94	104	101	96	105
	1050	95	88	88	87	96	93	88	160
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	119	109	110	108	119	116	110	18
	530	110	101	102	100	111	108	102	26
	700	102	94	95	93	103	100	94	37
	1050	96	88	89	87	96	93	88	56
32	350	116	107	108	105	117	114	107	37
	530	111	102	103	101	111	108	103	52
	700	103	95	95	93	103	101	95	74
	1050	96	88	89	87	96	93	88	112
48	350	117	108	109	106	118	115	108	55
	530	111	102	103	101	111	108	103	78
	700	109	100	101	99	109	106	101	105
	1050	100	92	93	91	101	98	93	160
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	103	113	110	104	18
	530	105	97	97	95	105	103	97	26
	700	97	90	90	88	98	95	90	37
	1050	91	84	84	83	91	89	84	56
32	350	111	102	103	100	111	108	102	37
	530	106	97	98	96	106	103	98	52
	700	98	90	91	89	98	96	91	74
	1050	91	84	84	83	91	89	84	112
48	350	112	103	104	101	112	109	103	55
	530	106	97	98	96	106	103	98	78
	700	104	95	96	94	104	101	96	105
	1050	96	88	89	87	96	93	88	160

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 4K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 5K BUG Data *Not to be used with KM

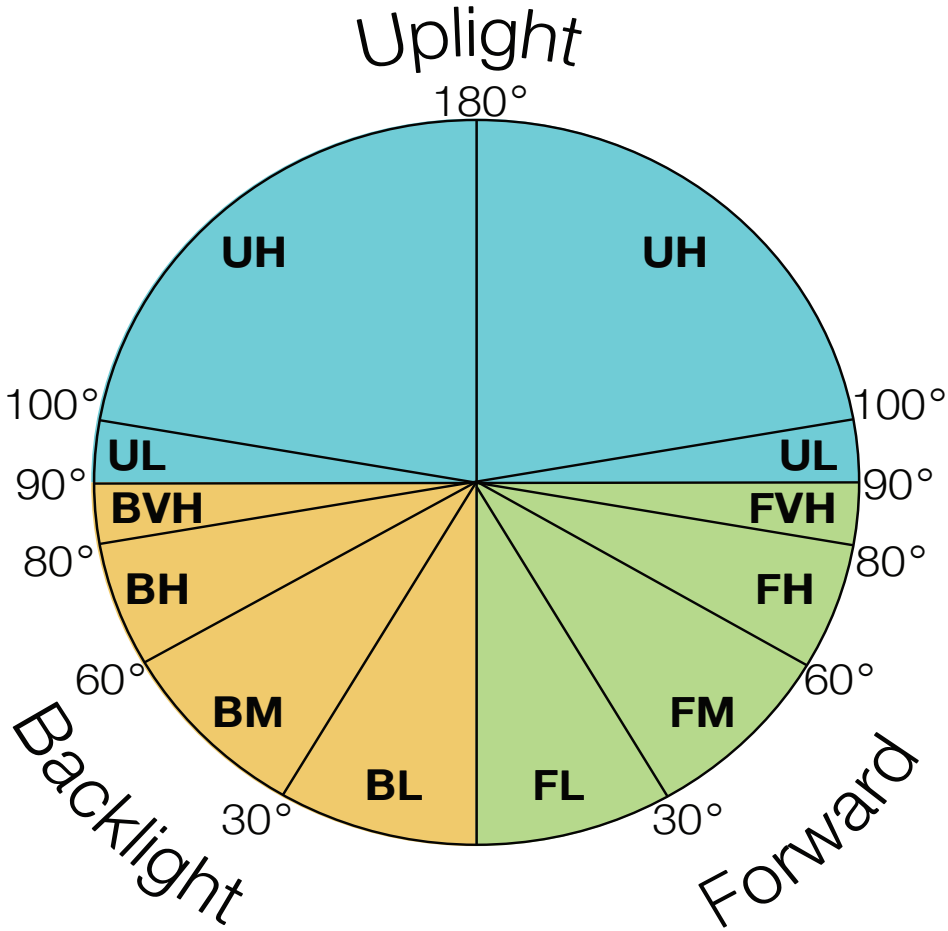
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts			
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G				
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	3	0	3	160


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



 Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting	Catalog Number VSX-II-T2-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes	TYPE: P2
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications



Project Name: _____

Catalog Number: _____

Type: _____

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	WSC-8 Motion Sensor 8' Mounting Height	UPMA-S Universal Square Pole Mount Adaptor
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208		
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V	UAM Universal ArmW/ Terminal Block Mount (Retrofit)	SBK Smooth Black	PCR-240	WSC-20 Motion Sensor 9-20' Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4		10 1050mA				WH White	PCR-377	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T4A Type 4 Automotive					MAF Mast Arm Fitter	SWH Smooth White	PCR-480 Photocell & Receptacle	PER	ROT-R Rotated Optics Right Side
	T5 Type 5					KM Knuckle Mount	GP Graphite	5PINPER	7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	ROT-L Rotated Optics Left Side
	T5W Type 5 Wide					WM Wall Mount *Requires BAWP	GY Grey	DIM 0-10v Dimming Driver	UMAP Universal Mast arm fitter	CLS Backside cutoff shield *Not to be used with KM
	T5WR Type 5 Wide Round					AWM Adjustable Wall Mount	SL Silver Metallic	RPP-3"	ECLS Egg Crate Louver Shield	RCLS Rightside cutoff shield *Not to be used with KM
						*Round Pole Plate Adapters (RPP) are to be ordered separately.	CC Custom Color	RPP-4"	ADJLS Adjustable Louver Light Shield	LCLS Leftside cutoff shield *Not to be used with KM
						*BAWP to be ordered separately		RPP-5" Round Pole Plate Adaptor	BD Barn Door Shield	HS House shield
								VWC Visionaire Wireless Controls *Consult Factory		



Features & Specifications

VSX-II

Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management

- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A, V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
 - Enables high end trim
 - Based on Zigbee wireless communication protocol


Listings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

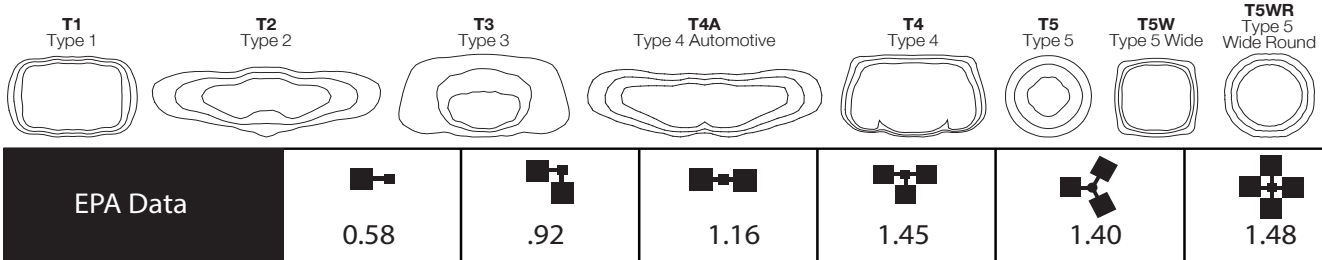
VSX-II - Electrical Load (A)							
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V
VSX-II-T5-16LC-3	18	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	26	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	56	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	74	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	112	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	55	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	78	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	160	1.33	0.77	0.67	0.58	0.46	0.33

 <p>1550 ARIZONA CIRCLE DR #12 HANA, OKLA 74750</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T2-32LC-5-4K-VOLTAGE-MOUNTING-FINISH</p> <p>Notes</p>	<p>TYPE: P2</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

Photometric Optical Summary

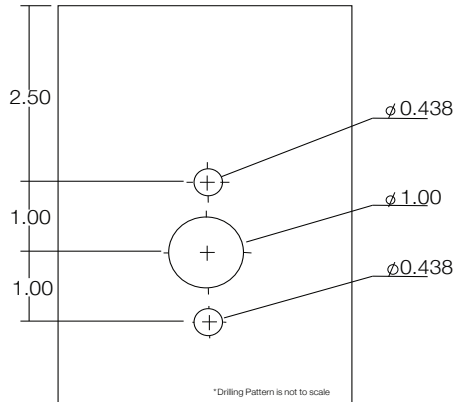


VSX-II-KM EPA DATA										
Degree of Tilt	0°	10°	20°	30	40°	50°	60°	70°	80°	90°
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

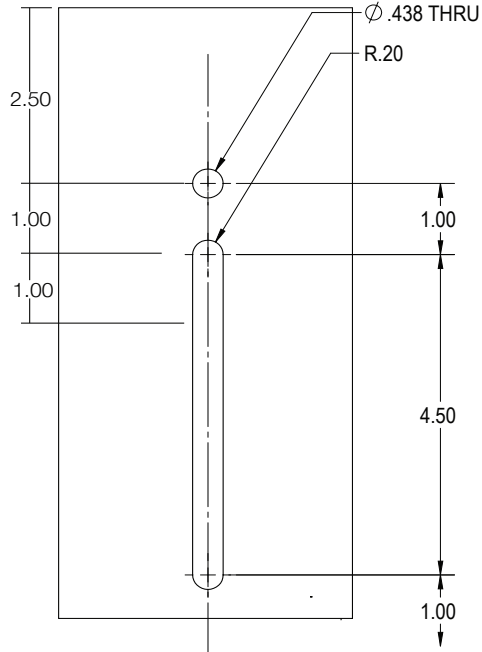
Dimensions

- Width:** VSX-II 12.5"
- Depth:** VSX-II 23"
- Height:** VSX-II 4"
- Overall Height:** VSX-II 8"
- Weight:** 25 LBS

Drilling Template for (AM) and (SAM)



Drilling Template for (UAM)



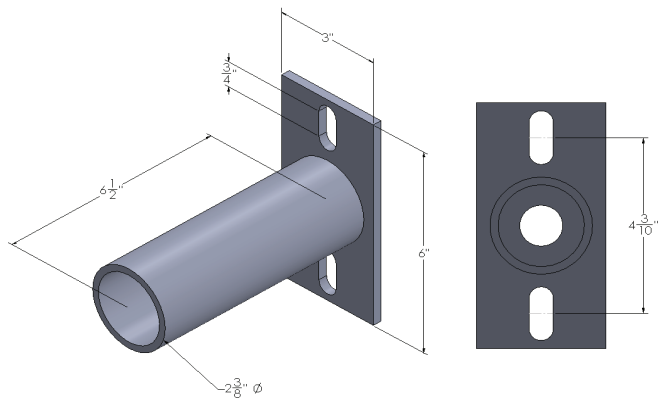
Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



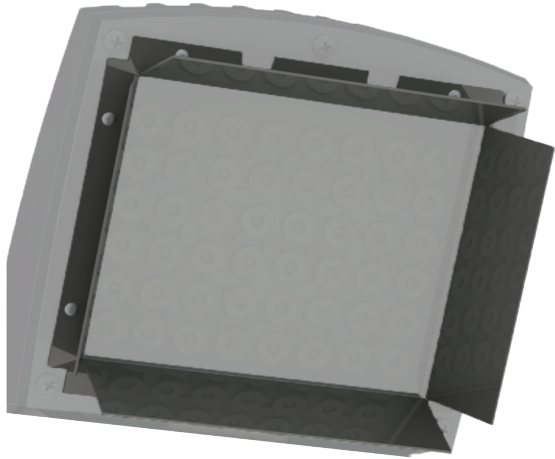
Egg Crate Light Shield




Adjustable Louver Light Shield



Barn Door Light Shield



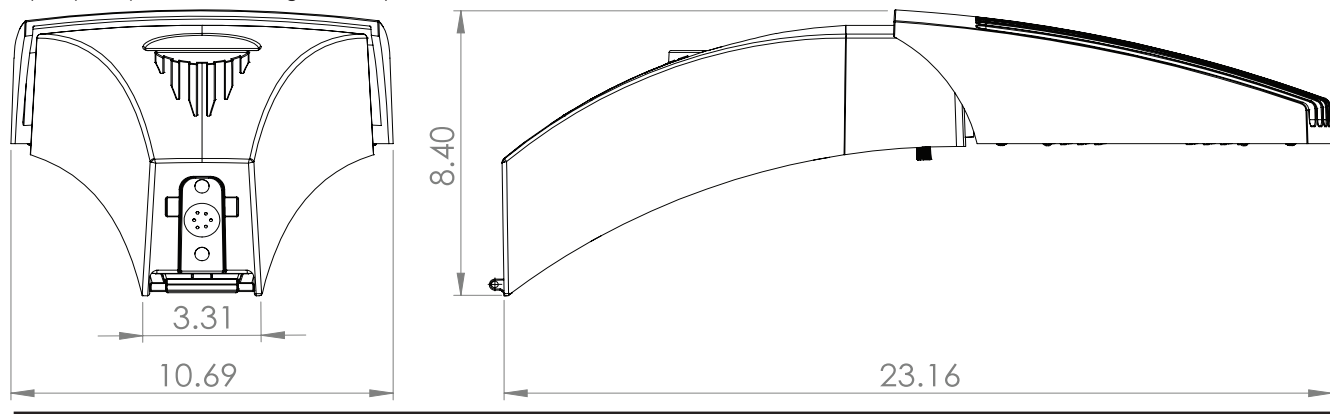
 <p>1550 WILSON CIRCLE DR #12 MESA, AZ 85204</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T2-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes</p>	<p>TYPE: P2</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

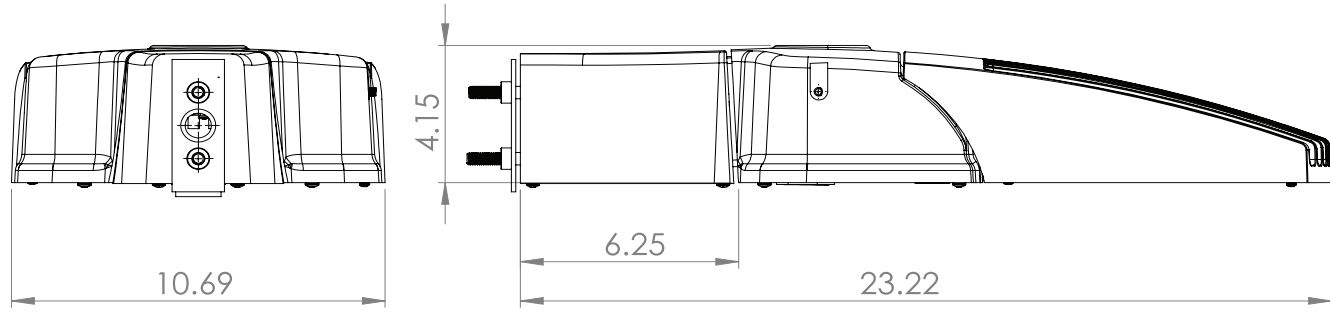
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



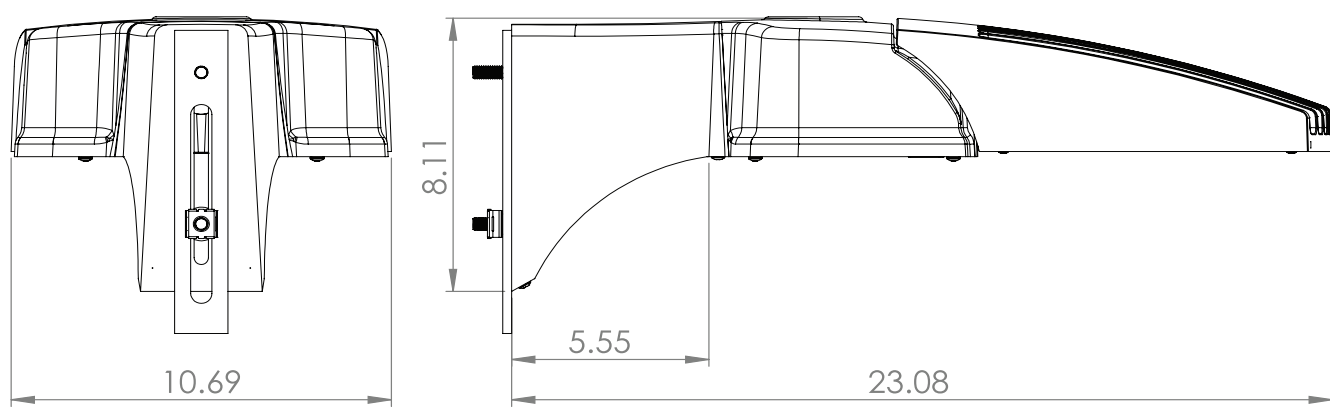
Straight Arm Mount (SAM)

The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



Universal Arm Mount (UAM)

The Universal Arm Mount (UAM) is meant for retrofit Applications and has a drilling templat ranging from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.

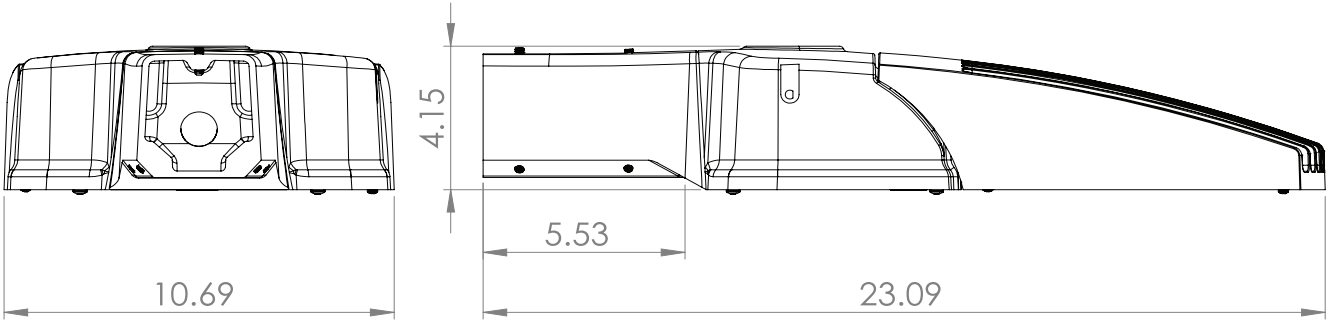


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

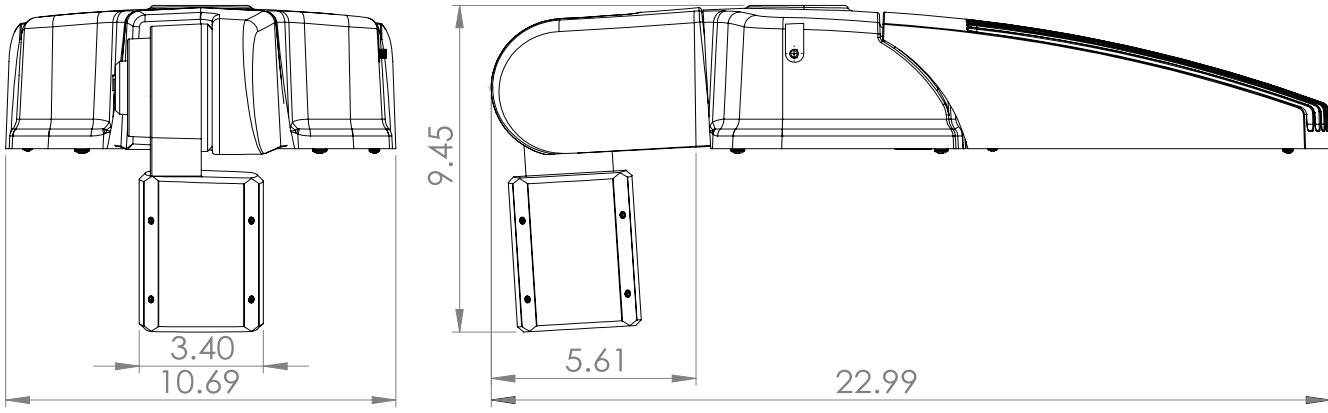
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



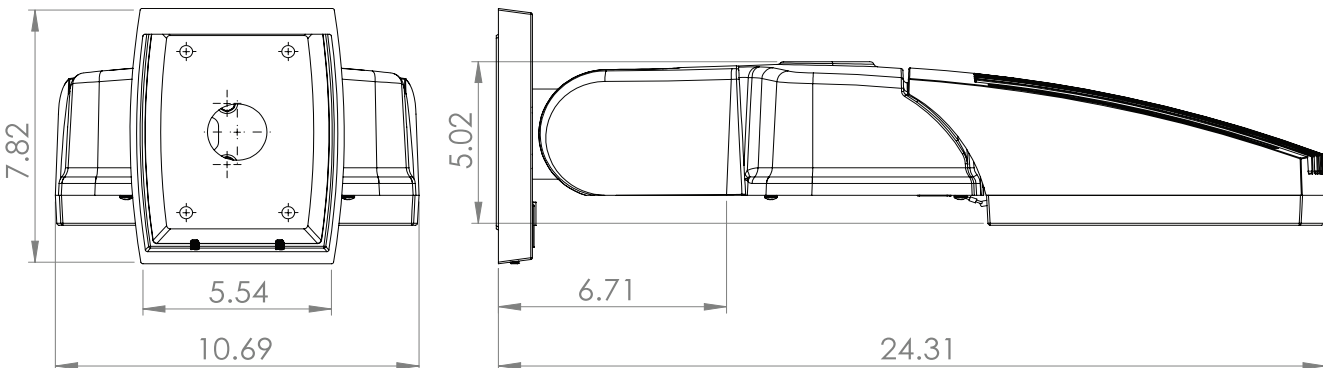
Knuckle Mount (KM)


An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

Wall Mount - Adjustable up to 50° in 10° increments.

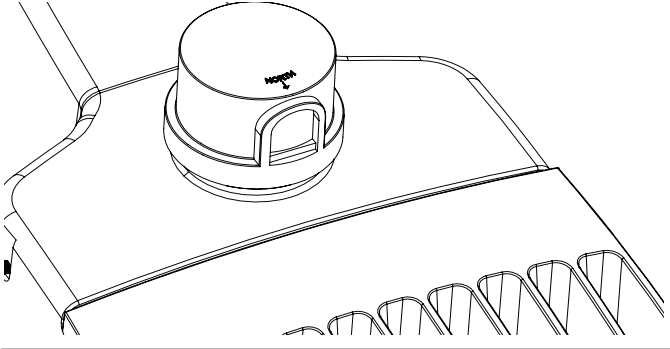


 <p>1550 Arden Circle Dr #12 Irvine CA 92618</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T2-32LC-5-4K-VOLTAGE-MOUNTING-FINISH</p> <p>Notes</p>	<p>TYPE: P2</p>
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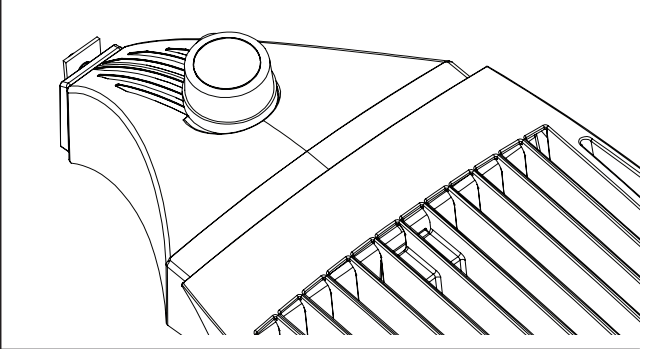
Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

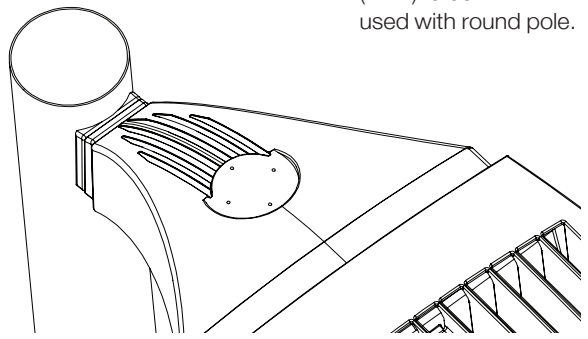
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



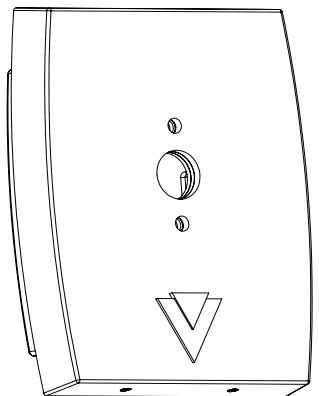
Photocell Receptacle and Shorting Cap



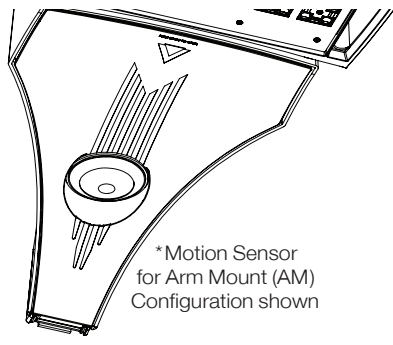
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



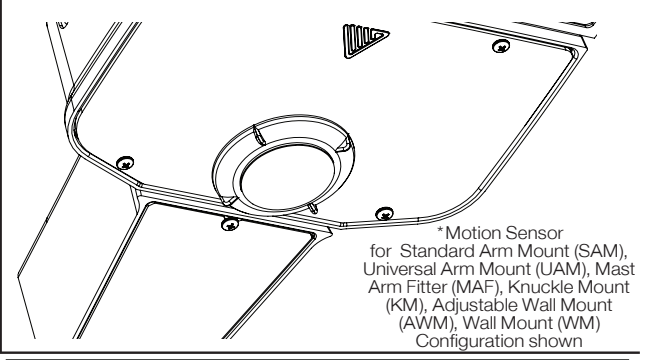
Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.



Motion Sensor - *This option will require one FSIR 100 remote for programming.



Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programming.



The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.

Lens Coverage Patterns:	
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

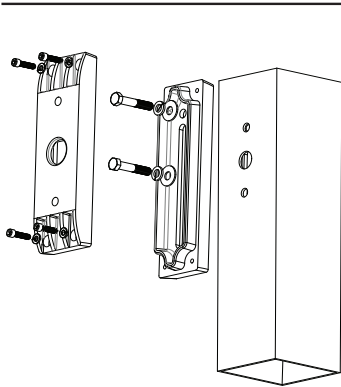
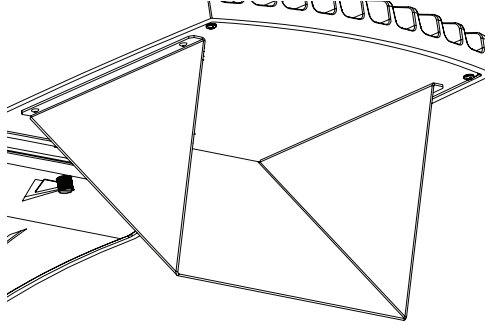
Motion Sensor Default Settings	
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

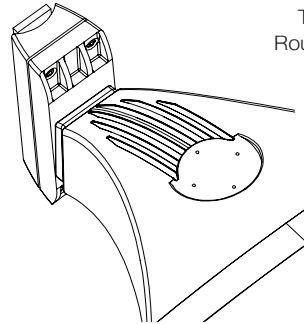
House Shield - Provides solid back light cutoff

House Shield



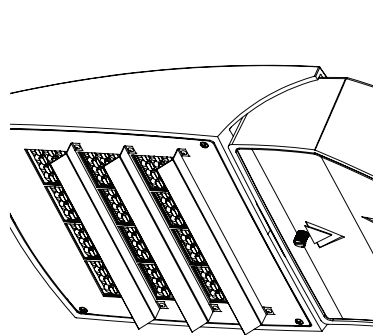
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



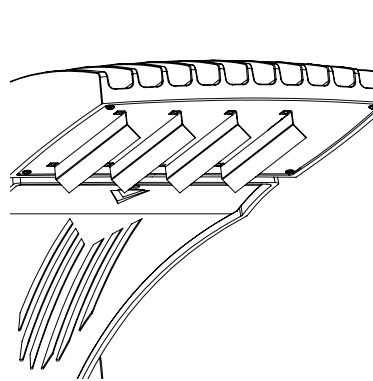
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



CLS

The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.
*Not to be used with KM



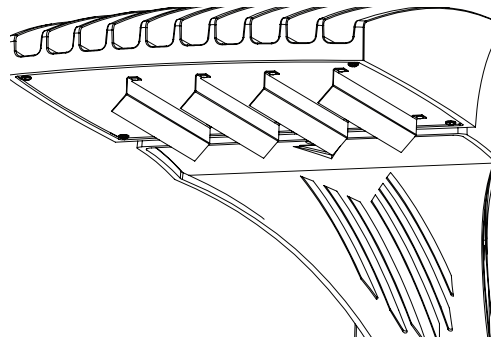
LCLS

The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.
*Not to be used with KM

RCLS

The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.

*Not to be used with KM



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

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LED Specifications **VSX-II**

VSX-II - 3K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103

VSX-II - 4K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109

VSX-II - 5K Lumen Per Watt Data

#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

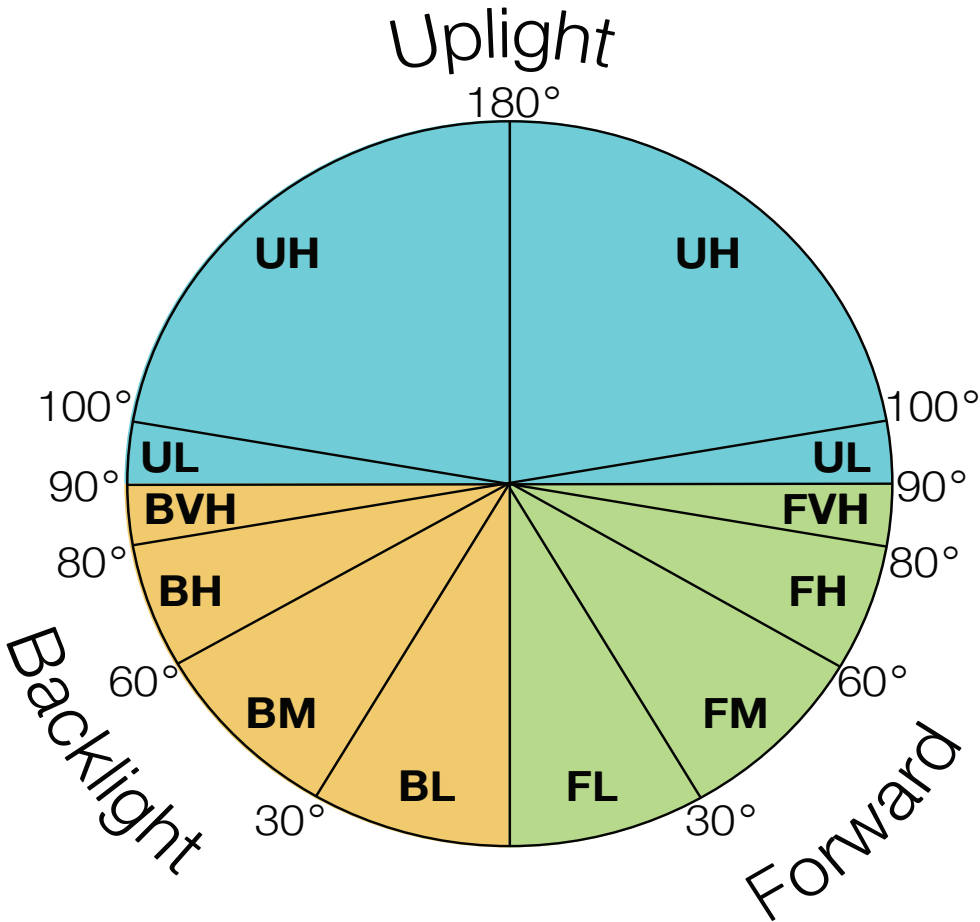
VSX-II - 3K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 4K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 5K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160
VSX-II Cutoff Louver Shield - 4K Lumen Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160
VSX-II Cutoff Louver Shield - 5K Lumen Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	102	113	110	104	18
	530	105	96	97	95	105	102	97	26
	700	97	89	90	88	97	95	90	37
	1050	91	84	84	82	91	89	84	56
32	350	110	102	102	100	111	108	102	37
	530	105	97	98	96	106	103	97	52
	700	98	90	91	89	98	96	90	74
	1050	91	84	84	82	91	89	84	112
48	350	111	102	103	101	112	109	103	55
	530	105	97	98	96	106	103	97	78
	700	103	95	96	94	104	101	96	105
	1050	95	88	88	87	96	93	88	160
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	119	109	110	108	119	116	110	18
	530	110	101	102	100	111	108	102	26
	700	102	94	95	93	103	100	94	37
	1050	96	88	89	87	96	93	88	56
32	350	116	107	108	105	117	114	107	37
	530	111	102	103	101	111	108	103	52
	700	103	95	95	93	103	101	95	74
	1050	96	88	89	87	96	93	88	112
48	350	117	108	109	106	118	115	108	55
	530	111	102	103	101	111	108	103	78
	700	109	100	101	99	109	106	101	105
	1050	100	92	93	91	101	98	93	160
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	103	113	110	104	18
	530	105	97	97	95	105	103	97	26
	700	97	90	90	88	98	95	90	37
	1050	91	84	84	83	91	89	84	56
32	350	111	102	103	100	111	108	102	37
	530	106	97	98	96	106	103	98	52
	700	98	90	91	89	98	96	91	74
	1050	91	84	84	83	91	89	84	112
48	350	112	103	104	101	112	109	103	55
	530	106	97	98	96	106	103	98	78
	700	104	95	96	94	104	101	96	105
	1050	96	88	89	87	96	93	88	160

Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 4K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 5K BUG Data *Not to be used with KM

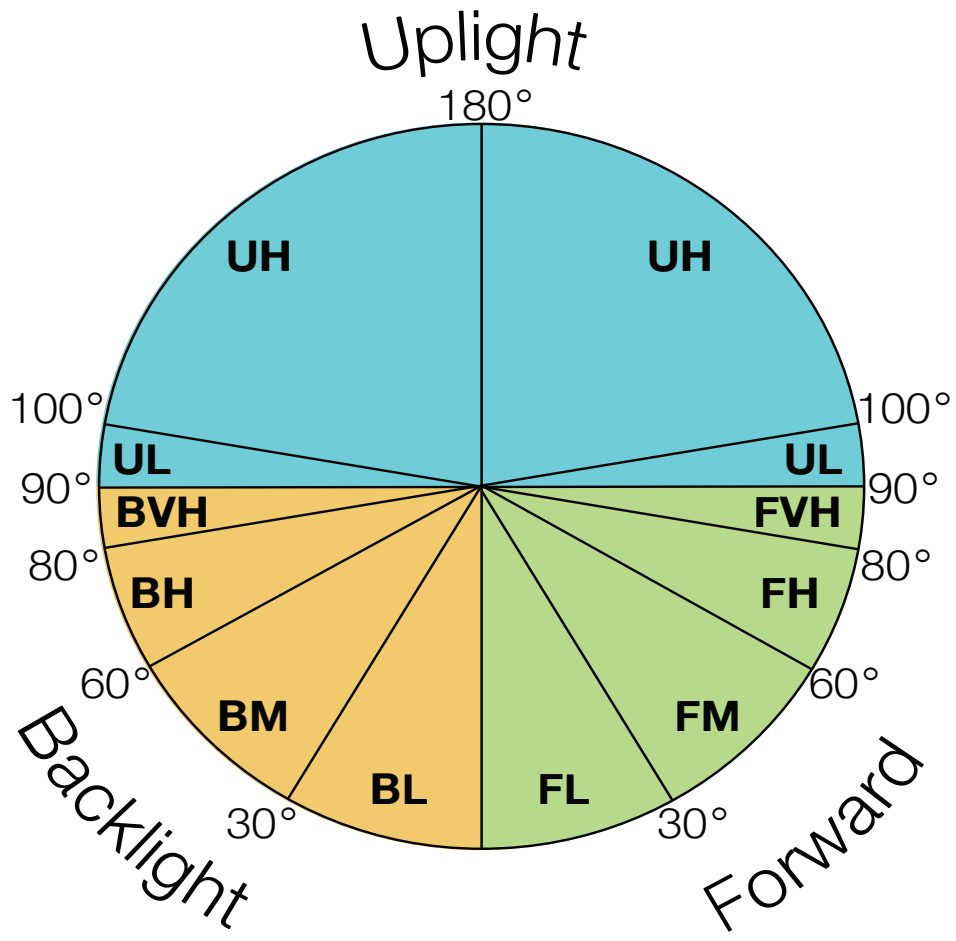
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



 Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting	Catalog Number VSX-II-T3-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes	TYPE: P3
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications



Project Name:

Catalog Number:

Type:

The **VSX-II LED** Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines LED performance and advanced LED thermal management technology and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy captive screw access for mounting and maintenance.

The LED light assemblies come with 16 to 48 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The **VSX-II LED** series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS	OPTIONS
VSX-II	T1 Type 1	16LC	3 350mA	3K 3000K	UNV 120-277V	AM Arm Mount	BZ Bronze	PCR-120	WSC-8 Motion Sensor 8' Mounting Height	UPMA-S Universal Square Pole Mount Adaptor
	T2 Type 2	32LC	5 530mA	4K 4000K	8 347V	SAM Straight Arm Mount W/ Terminal Block (New Construction)	BK Black	PCR-208		
	T3 Type 3	48LC	7 700mA	5K 5000K	5 480V		SBK Smooth Black	PCR-240	WSC-20 Motion Sensor 9-20' Mounting Height	UPMA-R Universal Round Pole Mount Adaptor
	T4 Type 4		10 1050mA			UAM Universal ArmW/ Terminal Block Mount (Retrofit)	WH White	PCR-347		
	T4A Type 4 Automotive					MAF Mast Arm Fitter	SWH Smooth White	PCR-480 Photocell & Receptacle	WSC-40 Motion Sensor 21-40' Mounting Height	BAWP Cast Wall Plate
	T5 Type 5					KM Knuckle Mount	GP Graphite	PER	5PINPER	ROT-R Rotated Optics Right Side
	T5W Type 5 Wide					WM Wall Mount *Requires BAWP	GY Grey	7PINPER 3, 5, or 7 Pin Photo Receptacle w/shorting cap Requires Dimming Driver	UMAP Universal Mast arm fitter	ROT-L Rotated Optics Left Side
	T5WR Type 5 Wide Round					AWM Adjustable Wall Mount	SL Silver Metallic	DIM 0-10v Dimming Driver	ECLS Egg Crate Louver Shield	CLS Backside cutoff shield *Not to be used with KM
						*Round Pole Plate Adaptors (RPP) are to be ordered separately.	CC Custom Color	RPP-3"	RPP-4"	RCLS Rightside cutoff shield *Not to be used with KM
						*BAWP to be ordered separately		RPP-5" Round Pole Plate Adaptor	ADJLS Adjustable Louver Light Shield	LCLS Leftside cutoff shield *Not to be used with KM
								VWC Visionaire Wireless Controls *Consult Factory	BD Barn Door Shield	HS House shield



Features & Specifications

VSX-II

Housing

Cast aluminum LED housing with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment

Durable two-piece die cast aluminum driver compartment utilizes stainless steel hardware and sealed with a one-piece silicone gasket.

Thermal Management

- The VSX-II series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VSX-II series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System

- The highest lumen output LEDs are utilized in the VSX-II series. IES distribution Types I, II, III, IV, IV-A, V, V-W and V-WR are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70.

Quali-Guard® Finish

- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly

- The VSX-II LED series is supplied with a choice of 350, 530, 700 or 1050 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard on AM, SAM and UAM as standard

Warranty

- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options

- Photocell & Receptacle
- Photo Receptacle and Shorting Cap
- 0-10v Dimming Driver
- Motion Sensor
- Round pole plate adapter
- Universal Pole Mount Adaptor
- Cast Wall Plate
- Rotated Optics
- Visionaire Wireless Controls
 - Enables high end trim
 - Based on Zigbee wireless communication protocol


Listings

- The VSX-II Series is cUL Listed
- IP65 Rated Housing
- ANSI Certification
- Powder Coated Tough
- IDA Certification
- DLC listed



DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org/>
3000K must be selected with a fixed mount for IDA certification.
Fixed mount must be selected for IDA dark sky certification.

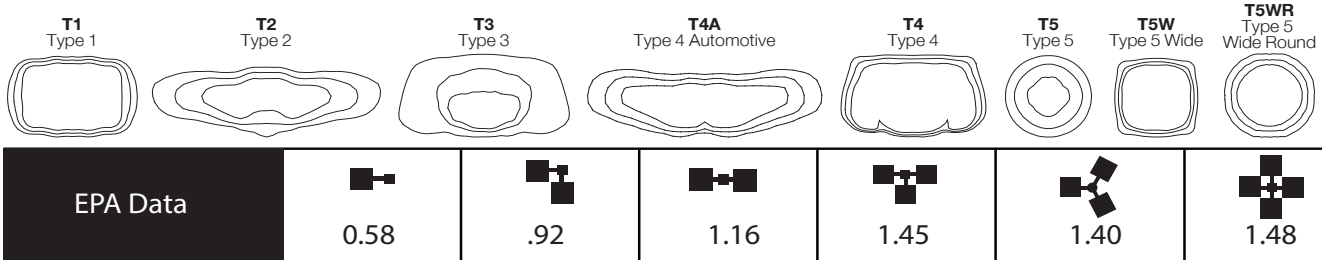
VSX-II - Electrical Load (A)							
Ordering Nomenclature	System Watts	120V	208V	240V	277V	347V	480V
VSX-II-T5-16LC-3	18	0.15	0.09	0.08	0.06	0.05	0.04
VSX-II-T5-16LC-5	26	0.22	0.13	0.11	0.09	0.07	0.05
VSX-II-T5-16LC-7	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-16LC-10	56	0.47	0.27	0.23	0.20	0.16	0.12
VSX-II-T5-32LC-3	37	0.31	0.18	0.15	0.13	0.11	0.08
VSX-II-T5-32LC-5	52	0.43	0.25	0.22	0.19	0.15	0.11
VSX-II-T5-32LC-7	74	0.62	0.36	0.31	0.27	0.21	0.15
VSX-II-T5-32LC-10	112	0.93	0.54	0.47	0.40	0.32	0.23
VSX-II-T5-48LC-3	55	0.46	0.26	0.23	0.20	0.16	0.11
VSX-II-T5-48LC-5	78	0.65	0.38	0.33	0.28	0.22	0.16
VSX-II-T5-48LC-7	105	0.88	0.50	0.44	0.38	0.30	0.22
VSX-II-T5-48LC-10	160	1.33	0.77	0.67	0.58	0.46	0.33

 <p>1550 Atlantic Coastal Dr #12 Harrisburg PA 17110</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes</p>	<p>TYPE: P3</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

Photometric Optical Summary

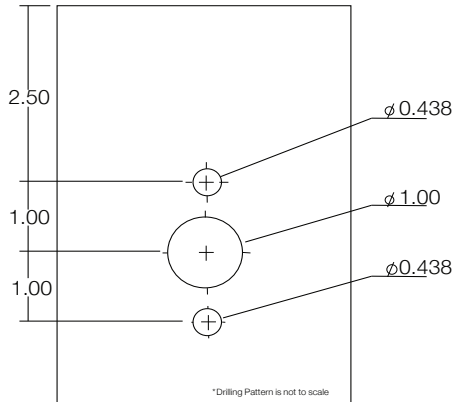


VSX-II-KM EPA DATA										
Degree of Tilt	0°	10°	20°	30°	40°	50°	60°	70°	80°	90°
EPA	0.14	0.18	0.24	0.39	0.54	0.79	1.05	1.35	1.74	2.20

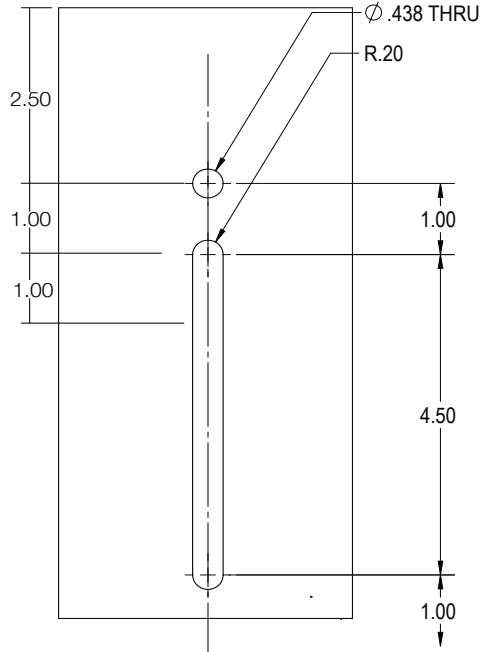
Dimensions

- Width:** VSX-II 12.5"
- Depth:** VSX-II 23"
- Height:** VSX-II 4"
- Overall Height:** VSX-II 8"
- Weight:** 25 LBS

Drilling Template for (AM) and (SAM)



Drilling Template for (UAM)



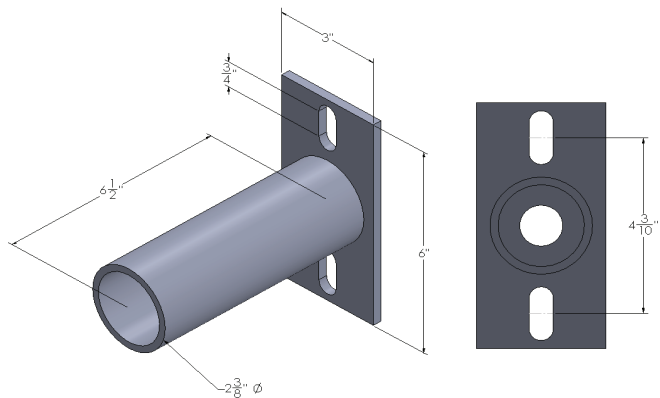
Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

VSX-II Options

Universal Mast Arm Fitter

UMAP – The Universal Mast Arm Fitter is a simple solution for retrofit applications where a fixture needs to mount to an existing pole, the UMAP is meant to be use to with knuckle mounts and also Mast Arm Fitters. The UMAP has a bolt slot ranging from 7" all the way down to 3.5". The UMAP also has a Round Pole Plate Adaptor (RPP) for mounting to round poles.



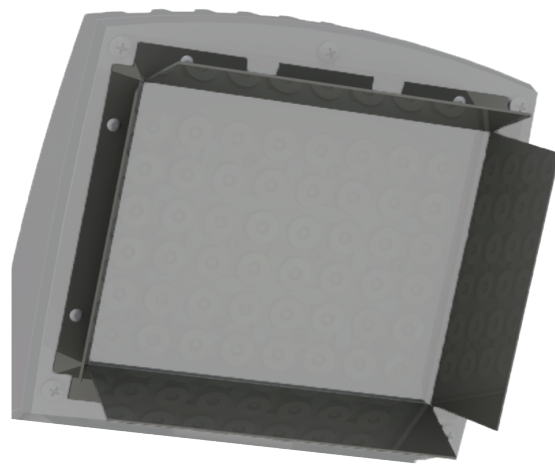
Egg Crate Light Shield




Adjustable Louver Light Shield



Barn Door Light Shield



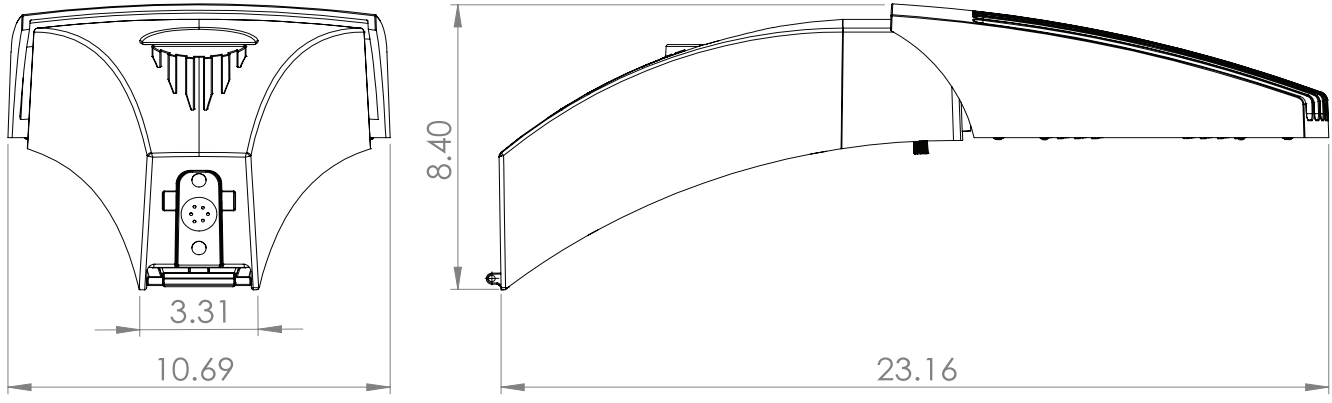
 <p>1550 WILSON CIRCLE DR #12 IRVING, TX 75038</p>	<p>Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-VOLTAGE-MOUNTING-FINISH Notes</p>	<p>TYPE: P3</p>
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Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

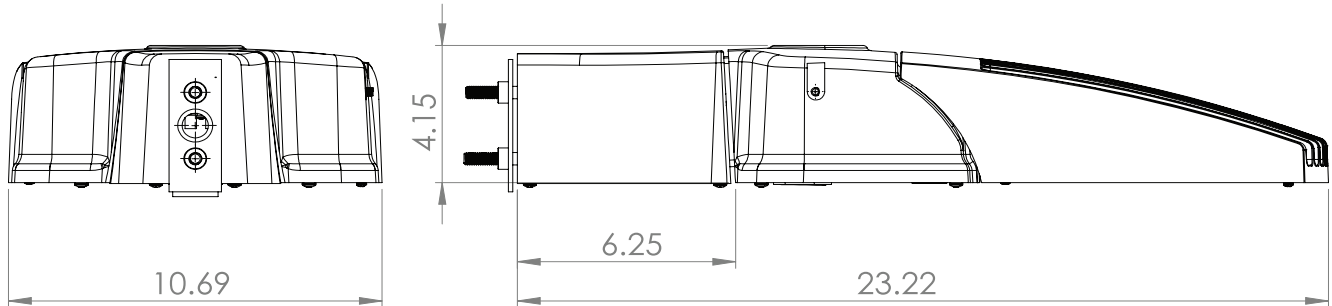
Arm Mount (AM)

The Arm Mount (AM) utilizes a 2 piece cleat system for easy installation, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



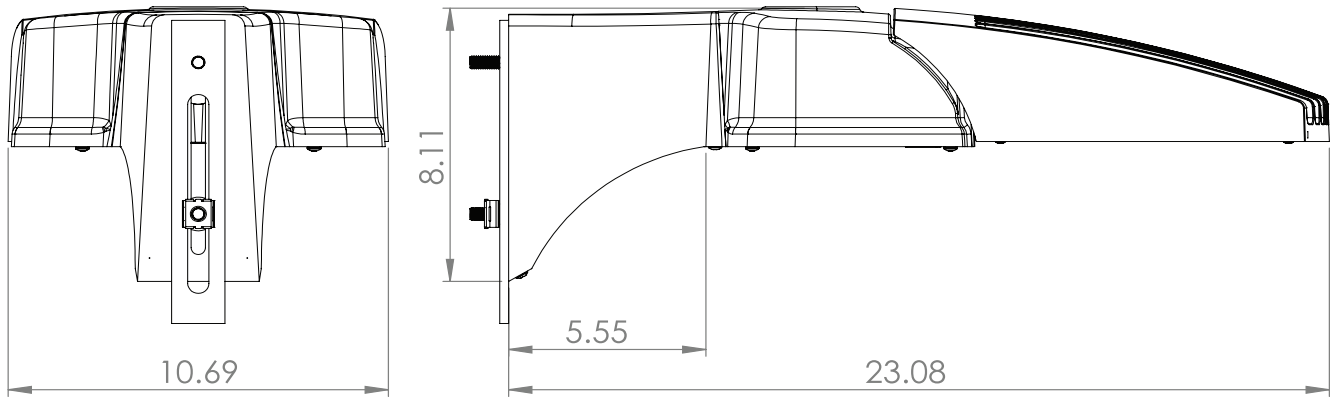
Straight Arm Mount (SAM)


The Straight Arm Mount (SAM) uses a 2 piece mounting system, a terminal block is supplied as standard. A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



Universal Arm Mount (UAM)

The Universal Arm Mount (UAM) is meant for retrofit Applications and has a drilling templat ranging from 3" to 5.5". A Round Pole Plate Adapter (RPP) is required for mounting to round poles.



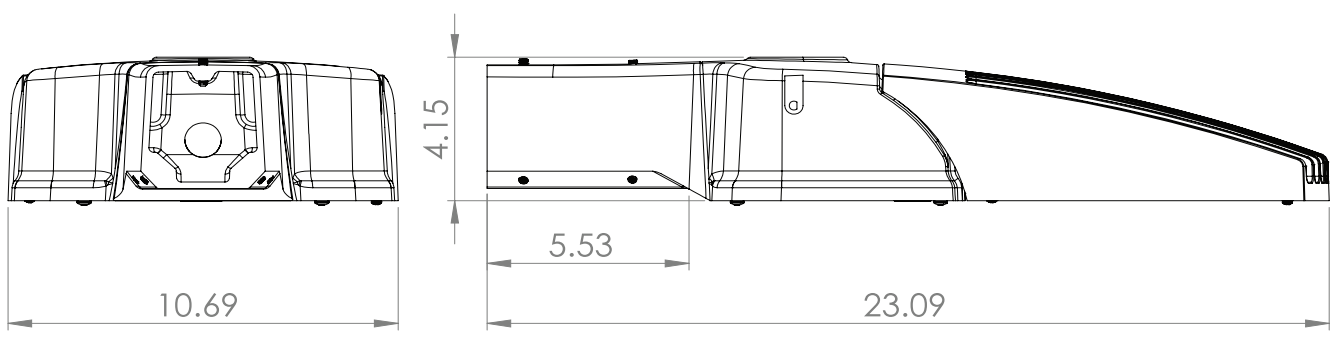
 <p>1550 Mirada Circle, Dr #12 Irvine, CA 92618</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <p>LEONARD SENIOR LIVING</p> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number VSX-II-T3-32LC-5-4K-VOLTAGE-MOUNTING-FINISH</p> <p>Notes</p>	<p>TYPE: P3</p>
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Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

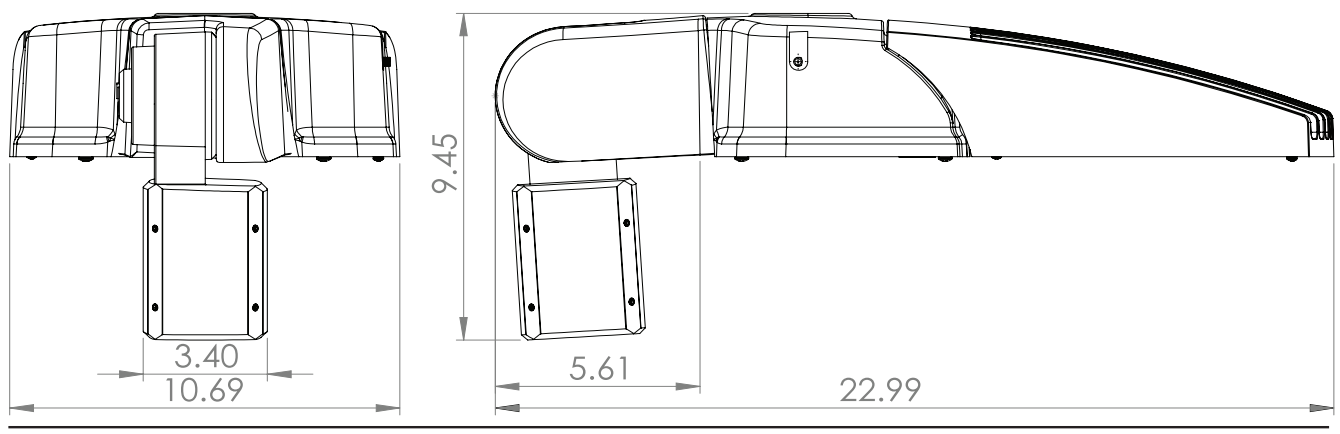
Mast Arm Fitter (MAF)

Mast Arm Fitter fits over a 1 5/8" - 2 3/8" tenon.



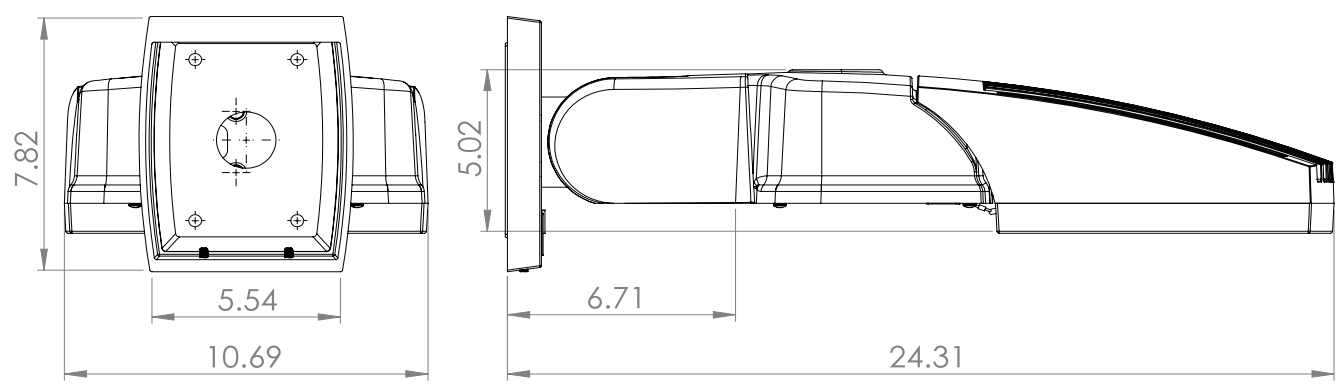
Knuckle Mount (KM)

An adjustable knuckle slip fits over a 2 3/8" Tenon, and allows for up to 90° degrees of vertical adjustment in 10° degree increments from horizontal, as well as full side to side adjustment.



Adjustable Wall Mount (AWM)

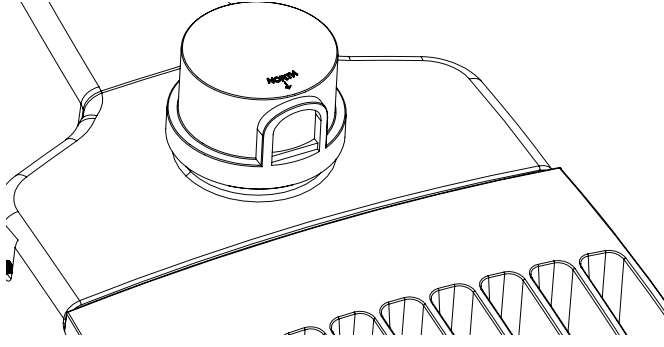
Wall Mount - Adjustable up to 50° in 10° increments.



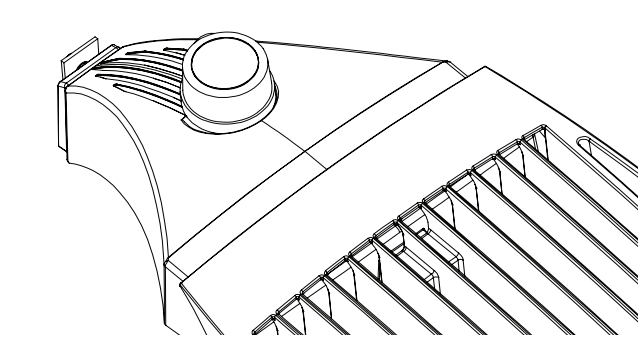
Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

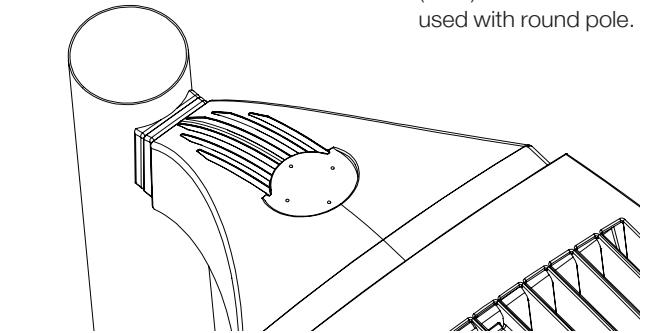
Twist lock Photocell & Receptacle - Dusk to dawn sensor.



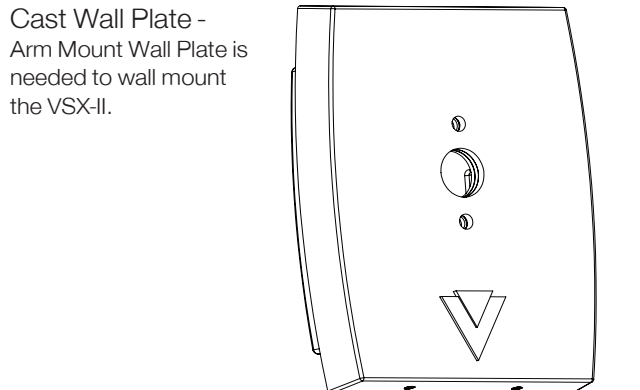
Photocell Receptacle and Shorting Cap



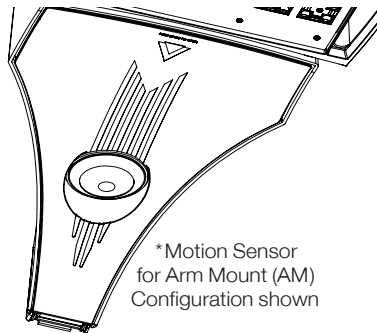
Round Pole Plate Adaptor (RPP) - Round Pole Plate Adaptor (RPP) to be used with round pole.



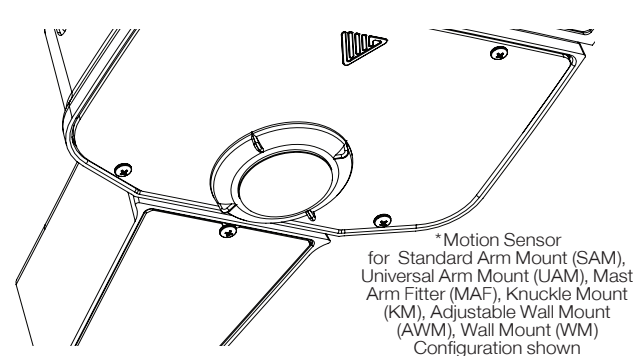
Cast Wall Plate - Arm Mount Wall Plate is needed to wall mount the VSX-II.



Motion Sensor - *This option will require one FSIR 100 remote for programming.



Motion Sensor (for SAM, UAM, MAF, KM, WM, AWM) - *This option will require one FSIR 100 remote for programming.



The FSP-211 by Legrand is integrated into the VSX housing and provides multi-level control based on motion and/or daylight contribution.

Lens Coverage Patterns:	
WSC-8	360° lens, maximum coverage 48'; diameter from 8' height
WSC-20	360° lens, maximum coverage 48'; diameter from 20' height
WSC-40	360° lens, maximum coverage 100'; diameter from 40' height

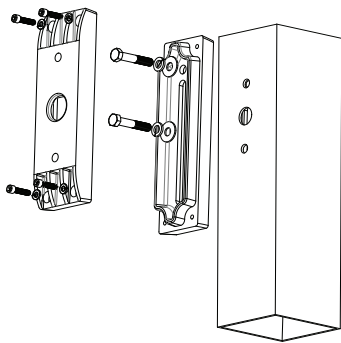
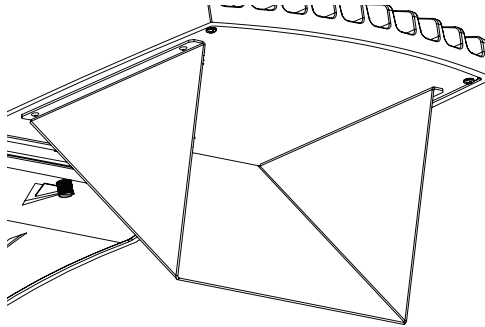
Motion Sensor Default Settings	
High Mode	0 Volts
Low Mode	1 Volts
Time Delay	5 Minutes
Cut Off	1 Hour
Sensitivity	Maximum
Hold Off Set Point	4ft
Candles	N/A
Ramp Up	None
Fade Down	None
Force Off Set Point With Occupied	Disable

Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

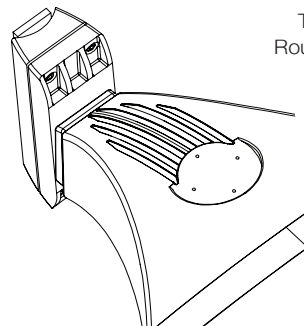
House Shield - Provides solid back light cutoff

House Shield



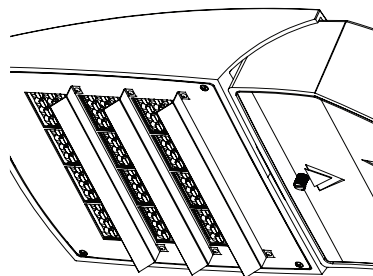
UPMA

The Universal Pole Mount Adaptor is ideal for retrofit applications with existing square poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



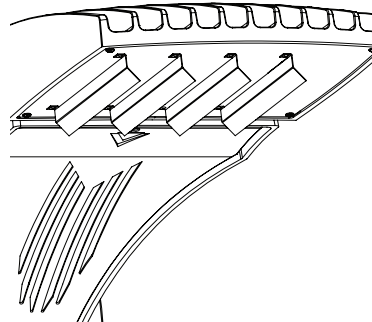
UPMA-R

The Universal Pole Mount Adaptor Round is ideal for retrofit applications with existing round poles. This adaptor is slotted to fit any existing drilling pattern, up to 6 1/2" bolt to bolt maximum.



CLS

The Back Side Cutoff Louver Shield will reduce light output behind the fixture, all of the light will be focused in front of the VSX.
*Not to be used with KM



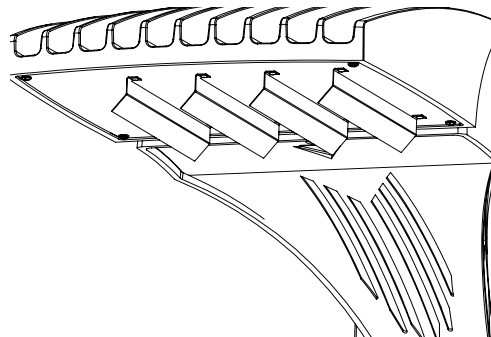
LCLS

The Left Side Cutoff Louver Shield will reduce light output on the left side of the fixture, all of the light be focused on the right side of the VSX.
*Not to be used with KM

RCLS

The Right Side Cutoff Louver Shield will reduce light output on the right side of the fixture, all of the light be focused on the left side of the VSX.

*Not to be used with KM



Control Number: AREA-VSX-II-08_19_2022

VSX-II LED Specifications

VSX-II - 3K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2413	2220	2238	2190	2422	2359	2231	2187	18
	530	3237	2978	3002	2938	3249	3165	2993	2935	26
	700	4273	3931	3963	3878	4289	4177	3950	3874	37
	1050	6049	5565	5610	5490	6071	5913	5592	5484	56
32	350	4859	4470	4506	4410	4876	4750	4492	4405	37
	530	6519	5997	6046	5917	6543	6373	6026	5910	52
	700	8604	7916	7980	7810	8636	8412	7955	7801	74
	1050	12097	11130	11219	10980	12141	11826	11184	10967	112
48	350	7288	6705	6759	6615	7315	7125	6738	6607	55
	530	9778	8996	9069	8875	9814	9559	9040	8865	78
	700	12906	11874	11970	11715	12954	12617	11932	11701	105
	1050	18146	16694	16829	16470	18212	17739	16775	16451	160
VSX-II - 4K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2540	2337	2355	2305	2549	2483	2348	2320	18
	530	3408	3135	3160	3093	3420	3331	3150	3113	26
	700	4498	4138	4171	4082	4514	4397	4158	4109	37
	1050	6367	5858	5905	5779	6390	6224	5886	5816	56
32	350	5114	4705	4743	4642	5133	5000	4728	4672	37
	530	6862	6313	6364	6228	6887	6708	6344	6268	52
	700	9057	8333	8400	8221	9090	8854	8373	8273	74
	1050	12734	11715	11810	11558	12781	12448	11772	11632	112
48	350	7671	7058	7115	6963	7700	7500	7092	7008	55
	530	10293	9470	9546	9342	10331	10062	9516	9402	78
	700	13586	12499	12600	12331	13636	13281	12560	12410	105
	1050	19101	17573	17715	17337	19171	18673	17658	17448	160
VSX-II - 5K Lumen Data										
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR	Watts
16	350	2437	2242	2260	2212	2446	2383	2253	2210	18
	530	3270	3008	3033	2968	3282	3197	3023	2965	26
	700	4316	3971	4003	3918	4332	4219	3990	3913	37
	1050	6110	5621	5666	5545	6132	5973	5648	5539	56
32	350	4908	4515	4552	4454	4926	4798	4537	4449	37
	530	6585	6058	6107	5977	6609	6437	6087	5970	52
	700	8691	7996	8061	7889	8723	8496	8035	7880	74
	1050	12219	11242	11333	11091	12264	11945	11297	11078	112
48	350	7362	6773	6827	6682	7389	7197	6806	6674	55
	530	9877	9087	9160	8965	9913	9656	9131	8954	78
	700	13037	11994	12091	11833	13085	12745	12052	11819	105
	1050	18329	16863	16999	16636	18396	17918	16945	16617	160

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LED Specifications **VSX-II**

VSX-II - 3K Lumen Per Watt Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	134	123	124	122	135	131	124	122
	530	125	115	115	113	125	122	115	113
	700	115	106	107	105	116	113	107	105
	1050	108	99	100	98	108	106	100	98
32	350	131	121	122	119	132	128	121	119
	530	125	115	116	114	126	123	116	114
	700	116	107	108	106	117	114	108	105
	1050	108	99	100	98	108	106	100	98
48	350	133	122	123	120	133	130	123	120
	530	125	115	116	114	126	123	116	114
	700	123	113	114	112	123	120	114	111
	1050	113	104	105	103	114	111	105	103
VSX-II - 4K Lumen Per Watt Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	141	130	131	128	142	138	130	129
	530	131	121	122	119	132	128	121	120
	700	122	112	113	110	122	119	112	111
	1050	114	105	105	103	114	111	105	104
32	350	138	127	128	125	139	135	128	126
	530	132	121	122	120	132	129	122	121
	700	122	113	114	111	123	120	113	112
	1050	114	105	105	103	114	111	105	104
48	350	139	128	129	127	140	136	129	127
	530	132	121	122	120	132	129	122	121
	700	129	119	120	117	130	126	120	118
	1050	119	110	111	108	120	117	110	109
VSX-II - 5K Lumen Per Watt Data									
#LED's	mA	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Type 5WR
16	350	135	125	126	123	136	132	125	123
	530	126	116	117	114	126	123	116	114
	700	117	107	108	106	117	114	108	106
	1050	109	100	101	99	110	107	101	99
32	350	133	122	123	120	133	130	123	120
	530	127	117	117	115	127	124	117	115
	700	117	108	109	107	118	115	109	106
	1050	109	100	101	99	110	107	101	99
48	350	134	123	124	121	134	131	124	121
	530	127	117	117	115	127	124	117	115
	700	124	114	115	113	125	121	115	113
	1050	115	105	106	104	115	112	106	104

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VSX-II LED Specifications

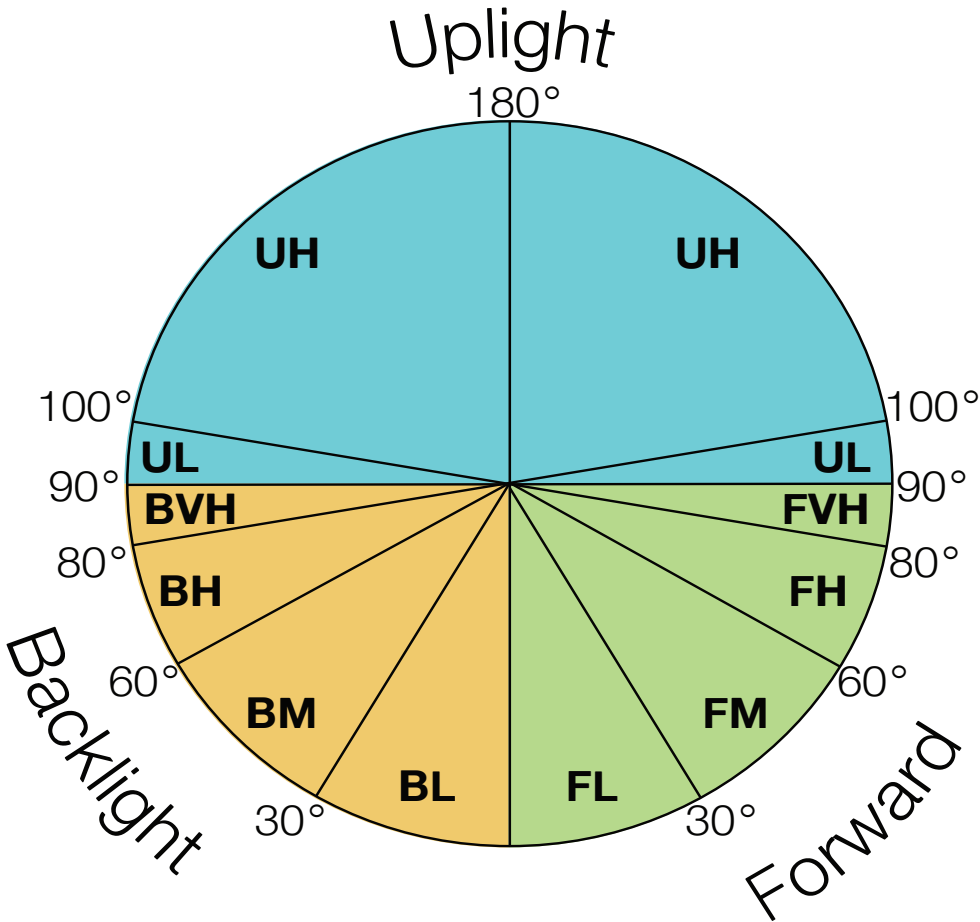
VSX-II - 3K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 4K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	2	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	4	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	4	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2
VSX-II - 5K BUG Data																									
#LED's	mA	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type T5WR		
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G
16	350	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1
	530	2	0	2	1	0	1	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	2	0	1
	700	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	2	0	1	3	0	1
	1050	3	0	3	1	0	2	1	0	1	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
32	350	2	0	2	1	0	2	1	0	1	1	0	1	1	0	1	2	0	1	3	0	1	3	0	1
	530	3	0	3	1	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	1
	700	3	0	3	2	0	3	1	0	2	2	0	2	1	0	1	3	0	1	3	0	2	3	0	2
	1050	3	0	3	2	0	3	2	0	2	2	0	2	2	0	1	3	0	2	4	0	2	4	0	2
48	350	3	0	3	2	0	2	1	0	2	1	0	2	1	0	1	3	0	1	3	0	1	3	0	2
	530	3	0	3	2	0	3	1	0	2	2	0	2	2	0	1	3	0	2	3	0	2	3	0	2
	700	3	0	3	2	0	3	2	0	2	2	0	3	2	0	2	3	0	2	4	0	2	4	0	2
	1050	4	0	4	3	0	3	2	0	3	3	0	3	2	0	2	4	0	2	4	0	2	4	0	2

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LED Specifications **VSX-II**

Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



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VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2028	1866	1881	1841	2036	1983	1875	18
	530	2721	2504	2524	2470	2731	2660	2516	26
	700	3592	3305	3331	3260	3605	3512	3321	37
	1050	5085	4678	4716	4615	5103	4971	4701	56
32	350	4084	3758	3788	3707	4099	3993	3776	37
	530	5480	5042	5082	4974	5500	5357	5066	52
	700	7233	6655	6708	6565	7260	7071	6687	74
	1050	10170	9356	9432	9230	10207	9942	9402	112
48	350	6127	5637	5682	5561	6149	5989	5664	55
	530	8220	7563	7624	7461	8250	8036	7599	78
	700	10850	9982	10063	9848	10890	10607	10031	105
	1050	15254	14034	14147	13846	15310	14913	14102	160

VSX-II Cutoff Louver Shield - 4K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2135	1964	1980	1938	2143	2087	1974	18
	530	2865	2636	2657	2600	2875	2800	2648	26
	700	3781	3479	3507	3432	3795	3696	3496	37
	1050	5352	4924	4964	4858	5372	5232	4948	56
32	350	4299	3956	3987	3902	4315	4203	3975	37
	530	5769	5307	5350	5236	5790	5639	5333	52
	700	7614	7005	7062	6911	7642	7443	7039	74
	1050	10705	9849	9928	9716	10744	10465	9896	112
48	350	6449	5933	5981	5854	6473	6305	5962	55
	530	8653	7961	8025	7854	8685	8459	7999	78
	700	11421	10508	10592	10366	11463	11165	10559	105
	1050	16057	14773	14892	14574	16116	15697	14845	160

VSX-II Cutoff Louver Shield - 5K Lumen Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	2033	1871	1886	1846	2041	1988	1880	18
	530	2728	2510	2530	2476	2738	2667	2522	26
	700	3601	3313	3340	3269	3614	3520	3329	37
	1050	5098	4690	4728	4627	5116	4983	4713	56
32	350	4095	3767	3798	3717	4110	4003	3785	37
	530	5494	5054	5095	4987	5514	5371	5079	52
	700	7251	6671	6725	6582	7278	7089	6704	74
	1050	10195	9380	9455	9254	10232	9967	9425	112
48	350	6142	5651	5696	5575	6165	6004	5678	55
	530	8241	7582	7643	7480	8271	8056	7618	78
	700	10877	10007	10088	9873	10917	10633	10056	105
	1050	15293	14069	14183	13880	15349	14950	14138	160

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 LED Specifications **VSX-II**

VSX-II Cutoff Louver Shield - 3K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	102	113	110	104	18
	530	105	96	97	95	105	102	97	26
	700	97	89	90	88	97	95	90	37
	1050	91	84	84	82	91	89	84	56
32	350	110	102	102	100	111	108	102	37
	530	105	97	98	96	106	103	97	52
	700	98	90	91	89	98	96	90	74
	1050	91	84	84	82	91	89	84	112
48	350	111	102	103	101	112	109	103	55
	530	105	97	98	96	106	103	97	78
	700	103	95	96	94	104	101	96	105
	1050	95	88	88	87	96	93	88	160
VSX-II Cutoff Louver Shield - 4K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	119	109	110	108	119	116	110	18
	530	110	101	102	100	111	108	102	26
	700	102	94	95	93	103	100	94	37
	1050	96	88	89	87	96	93	88	56
32	350	116	107	108	105	117	114	107	37
	530	111	102	103	101	111	108	103	52
	700	103	95	95	93	103	101	95	74
	1050	96	88	89	87	96	93	88	112
48	350	117	108	109	106	118	115	108	55
	530	111	102	103	101	111	108	103	78
	700	109	100	101	99	109	106	101	105
	1050	100	92	93	91	101	98	93	160
VSX-II Cutoff Louver Shield - 5K Lumen Per Watt Data *Not to be used with KM									
# of LEDs	Current (mA)	Type 1	Type 2	Type 3	Type 4	Type 4A	Type 5	Type 5W	Watts
16	350	113	104	105	103	113	110	104	18
	530	105	97	97	95	105	103	97	26
	700	97	90	90	88	98	95	90	37
	1050	91	84	84	83	91	89	84	56
32	350	111	102	103	100	111	108	102	37
	530	106	97	98	96	106	103	98	52
	700	98	90	91	89	98	96	91	74
	1050	91	84	84	83	91	89	84	112
48	350	112	103	104	101	112	109	103	55
	530	106	97	98	96	106	103	98	78
	700	104	95	96	94	104	101	96	105
	1050	96	88	89	87	96	93	88	160

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VSX-II LED Specifications

VSX-II Cutoff Louver Shield - 3K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 4K BUG Data *Not to be used with KM

# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	2	2	0	2	55
	530	2	0	3	1	0	3	2	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	3	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160

VSX-II Cutoff Louver Shield - 5K BUG Data *Not to be used with KM

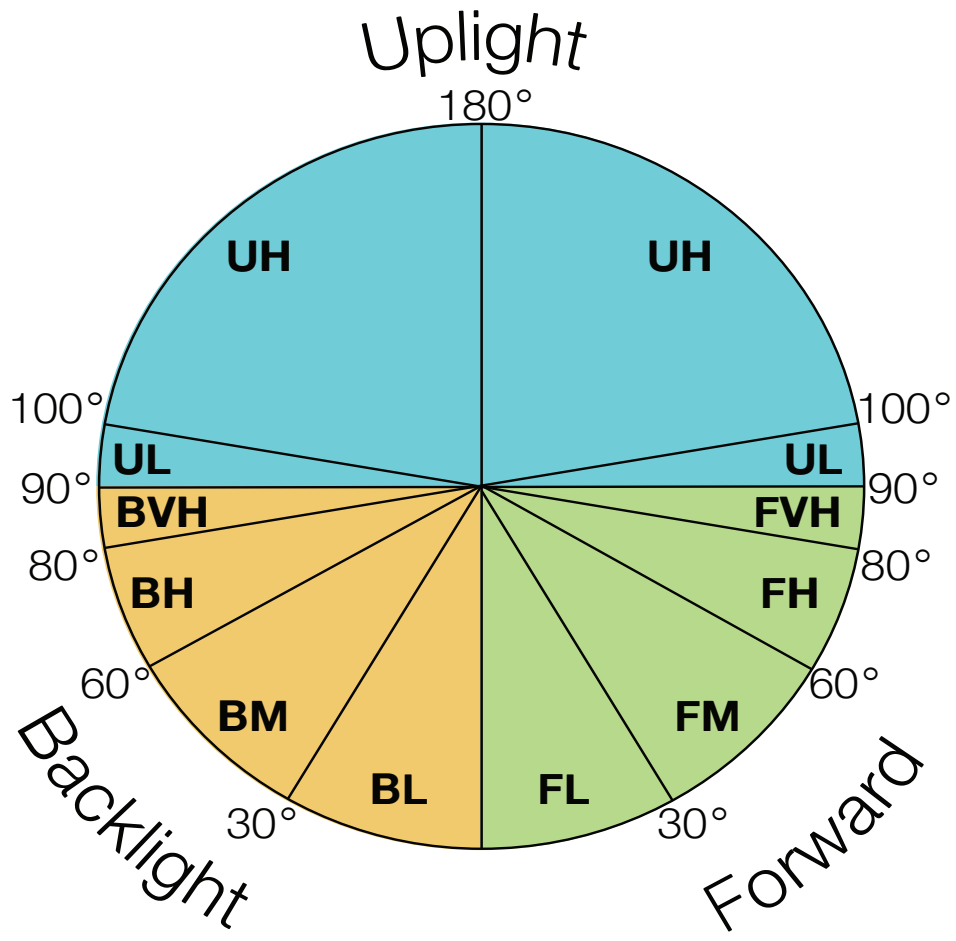
# of LEDs	Current (mA)	Type 1			Type 2			Type 3			Type 4			Type 4A			Type 5			Type 5W			Type 5WR			Watts
		B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	B	U	G	
16	350	1	0	1	0	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	18
	530	1	0	1	1	0	1	1	0	1	1	0	1	0	0	1	1	0	1	1	0	1	1	0	1	26
	700	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1	37
	1050	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	56
32	350	1	0	2	1	0	2	1	0	1	1	0	2	1	0	1	1	0	1	1	0	1	1	0	1	37
	530	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	52
	700	2	0	2	1	0	2	1	0	2	1	0	2	2	0	1	2	0	1	2	0	2	2	0	2	74
	1050	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	112
48	350	2	0	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0	1	2	0	2	2	0	2	55
	530	2	0	2	1	0	3	1	0	2	1	0	2	2	0	2	2	0	2	2	0	2	2	0	2	78
	700	3	0	3	2	0	3	2	0	3	2	0	3	1	0	2	2	0	2	3	0	2	3	0	3	105
	1050	3	0	3	2	0	3	2	0	3	2	0	3	2	0	3	3	0	2	3	0	3	3	0	3	160


Control Number: AREA-VSX-II-08_19_2022

LED Specifications **VSX-II**

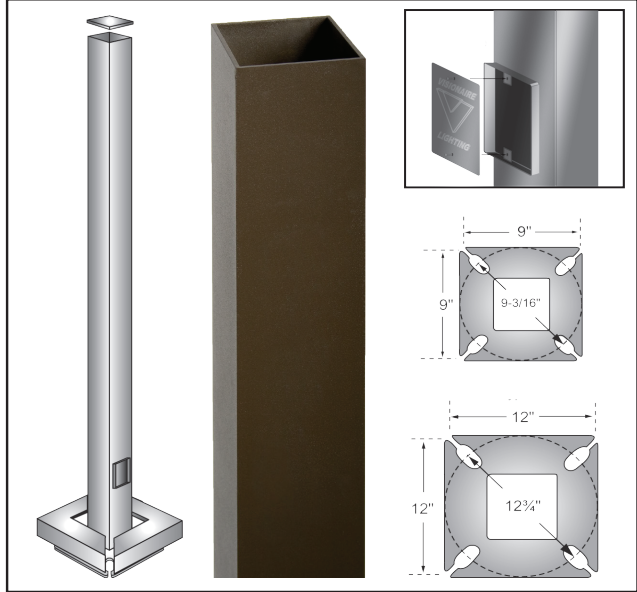
Bug Rating -

The subzones are individually rated on a scale from 0 to 5, going from lowest to highest luminous flux. The highest rating of a subzone is considered the overall rating for that zone, and these readings are compiled into the BUG lighting classification: for example, B3 U1 G0. The tables below, which are based on the standards established by the IES, show the thresholds for each subzone.



 Project MA-0341S2 Date 3/9/2023 LEONARD SENIOR LIVING Submitted By Grace.Lighting	Catalog Number SNTS-4S-7-18-9BC-343-S1-BZ Notes	TYPE: POLE
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SNTS Specifications



Project Name: _____

Catalog Number: _____

Type: _____

Square Non Tapered Steel Pole

Pole Shaft
 • ASTM A500 Grade B tubing with minimum yield strength of 55,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.

Base Plate
 • Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
 • Base templates provided with order. Do not pre-pour.

Base Cover
 • Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.

Pole Cap
 • Color-impregnated polymer snap-to-close pole cap provided in black.

Finish
 • All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).

Anchor Bolts
 • Poles are provided with hot-dip galvanized anchor bolts, with a "J" bend on one end and two flat hex bolts end and two flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1554 grade 36 and are provided.

Ordering Information

MODEL	SHAFT SIZE	GAUGE	HEIGHT	BASE	ANCHORAGE	MOUNTING	FINISH	OPTIONS
SNTS Square Non Tapered Steel	4S 4"X4"	11 7	10' 12' 14' 16' 18' 20'	9BC 9" Base 9 3/16" BC	343 3/4" X 30"	S1 Single Bolt-On Arm ■-■	BZ Bronze BK Black SBK Smooth Black	GFI GFI Receptacle *Standard location is in hand hole CUP Coupling *Specify size and location
	4S 4"X4"	11 7	22' 25' 28'	12BC 12" Base 12 3/4" BC	136 1" X 36"	D2 Double 180° Bolt-On Arm ■-■-■ D9 Double 90° Bolt-On Arm ■-■	WH White SWH Smooth White	HCR Rust-Inhibiting Internal Coating & Primer *Required for Direct Burial Poles
	5S 5"X5"	11 7	20' 22' 25' 28' 30' 35'	12BC 12" Base 12 3/4" BC	136 1" X 36"	T9 Triple 90° Bolt-On Arm ■-■-■ QD Quad Bolt-On Arm ■-■-■-■	GP Graphite GY Grey SL Silver Metallic GN Tennis Green	
	6S 6"X6"	7	28' 30' 35'	12BC 12" Base 12 3/4" BC	136 1" X 36"	Tenon Options T238R 2 3/8" T3R 3" T3.5R 3 1/2"	FG Forest Green CC Custom Color GAL Galvanized *No Paint XX+GAL Powder Coat Paint Over Galvanized	
				CBC Custom Bolt Circle • Consult Factory Direct Burial *Consult Factory				


Features & Specifications

SNTS

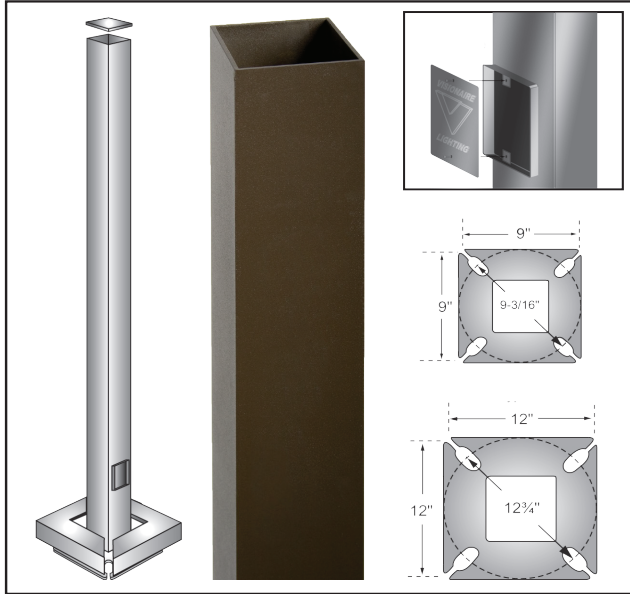
Pole EPA for Square Non Tapered Steel Poles												
Pole Height	Maximum Allowable EPA (ft ²) with 1.3 gust factor							O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph					
10'	30.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
12'	23.0	17.4	13.7	8.5	7.4	5.7	4.4	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
14'	18.6	13.9	10.6	6.6	5.7	4.3	3.1	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
16'	15.0	10.9	10.1	4.8	3.9	3.1	1.9	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
18'	11.7	8.4	6.0	3.4	2.8	1.9	-	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
20'	9.3	6.4	4.3	2.4	1.7	1.3	-	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq x 3/4"	9-3/16"	3/4" x 30"
20'	17.1	12.3	8.9	5.0	4.1	3.0	1.4	5"	11	12"sq x 1"	12-3/4"	1" x 36"
20'	27.4	22.1	16.7	13.2	8.3	6.0	3.9	5"	7	12"sq x 1"	12-3/4"	1" x 36"
22'	6.3	3.7	1.9	1.3	-	-	-	4"	11	12"sq x 1"	12-3/4"	1" x 36"
22'	11.8	8.0	5.4	3.5	2.3	2.0	-	4"	7	12"sq x 1"	12-3/4"	1" x 36"
22'	12.6	8.4	5.4	3.2	1.9	1.6	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
22'	21.4	15.4	11.1	6.9	5.0	4.3	2.3	5"	7	12"sq x 1"	12-3/4"	1" x 36"
25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq x 1"	12-3/4"	1" x 36"
25'	10.9	7.4	5.2	2.1	1.3	1.0	-	4"	7	12"sq x 1"	12-3/4"	1" x 36"
25'	10.2	6.6	4.0	1.6	-	-	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
25'	18.8	13.0	9.5	4.8	3.7	2.7	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
28'	5.6	3.1	1.4	1.1	-	-	-	4"	7	12"sq x 1"	12-3/4"	1" x 36"
28'	5.5	3.0	1.3	-	-	-	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
28'	12.0	7.6	4.4	2.8	1.3	1.1	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
28'	20.9	14.1	9.4	5.7	3.6	3.1	-	6"	7	12"sq x 1"	12-3/4"	1" x 36"
30'	5.0	2.2	-	-	-	-	-	5"	11	12"sq x 1"	12-3/4"	1" x 36"
30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
30'	18.9	12.8	8.4	4.3	3.0	1.9	-	6"	7	12"sq x 1"	12-3/4"	1" x 36"
35'	6.7	2.3	1.8	-	-	-	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
35'	12.1	7.0	3.8	-	-	-	-	6"	7	12"sq x 1"	12-3/4"	1" x 36"

For Direct Burial EPA, consult factory

· CAUTION: If any additional stress such as flags, banners, streamers, ropes, or any other such items are added to poles, Visionaire Lighting's normal product guarantee is null and void. Additionally, adding such items to any pole may create severely hazardous conditions. Poles are calculated to withstand steady wind velocities of between 70 and 100 mph wind zones with a 1.3 gust factor depending on height, wall thickness, and width/ diameter. For an exact rating on a specific order, contact Visionaire directly.

 <p>1520 Atlantic Coastal Dr #12 Hammock Beach, FL 32040</p>	<p>Project MA-0341S2 Date 3/9/2023</p> <h2>LEONARD SENIOR LIVING</h2> <p>Submitted By Grace.Lighting</p>	<p>Catalog Number SNTS-4S-7-18-9BC-343-D2-BZ</p> <p>Notes</p>	<p>TYPE: POLE2</p>
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SNTS Specifications



Project Name: _____

Catalog Number: _____

Type: _____

Square Non Tapered Steel Pole

- Pole Shaft**
 • ASTM A500 Grade B tubing with minimum yield strength of 55,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12" from base plate.
- Base Plate**
 • Steel Plate base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.
 • Base templates provided with order. Do not pre-pour.
- Base Cover**
 • Die-formed from heavy gauge quality aluminum. Two piece cover for easy installation.
- Pole Cap**
 • Color-impregnated polymer snap-to-close pole cap provided in black.
- Finish**
 • All poles are shot-blasted and cleaned to a near-white finish prior to painting. A Quali-Guard® textured thermoset polyester powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400 °F to promote exceptional adherence and finish hardness. Pole finish is warranted for a full two (2) years. An optional five (5) year extended warranty is also available (external prime coat and internal rust inhibiting coating).
- Anchor Bolts**
 • Poles are provided with hot-dip galvanized anchor bolts, with a "J" bend on one end and two flat hex bolts end and two flat washers per bolt. Anchor bolts meet or exceed a minimum of 36,000 PSI. Anchor bolts conform to ASTM F1554 grade 36 and are provided.

Ordering Information

MODEL	SHAFT SIZE	GAUGE	HEIGHT	BASE	ANCHORAGE	MOUNTING	FINISH	OPTIONS
SNTS Square Non Tapered Steel	4S 4"X4"	11 7	10' 12' 14' 16' 18' 20'	9BC 9" Base 9 3/16" BC	343 3/4" X 30"	S1 Single Bolt-On Arm ■	BZ Bronze BK Black SBK Smooth Black	GFI GFI Receptacle *Standard location is in hand hole CUP Coupling *Specify size and location
	4S 4"X4"	11 7	22' 25' 28'	12BC 12" Base 12 3/4" BC	136 1" X 36"	D2 Double 180° Bolt-On Arm ■-■ D9 Double 90° Bolt-On Arm ■	WH White SWH Smooth White GP Graphite	HCR Rust-Inhibiting Internal Coating & Primer *Required for Direct Burial Poles
	5S 5"X5"	11 7	20' 22' 25' 28' 30' 35'	12BC 12" Base 12 3/4" BC	136 1" X 36"	T9 Triple 90° Bolt-On Arm ■-■-■ QD Quad Bolt-On Arm ■-■-■-■	GY Grey SL Silver Metallic GN Tennis Green	
	6S 6"X6"	7	28' 30' 35'	12BC 12" Base 12 3/4" BC	136 1" X 36"	Tenon Options T238R 2 3/8" T3R 3" T3.5R 3 1/2"	FG Forest Green CC Custom Color GAL Galvanized *No Paint XX+GAL Powder Coat Paint Over Galvanized	
				CBC Custom Bolt Circle * Consult Factory Direct Burial * Consult Factory				

Features & Specifications



Pole EPA for Square Non Tapered Steel Poles												
Pole Height	Maximum Allowable EPA (ft ²) with 1.3 gust factor							O.D.	Pole Gauge	Base Plate	Bolt Circle	Anchor Bolts
	80 mph	90 mph	100 mph	110 mph	120 mph	130 mph	140 mph					
10'	30.1	23.5	18.4	11.0	10.3	7.6	6.1	4"	11	9"sq x 3/4"	9-3/16"	3/4" x 30"
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20'	15.8	10.9	8.2	5.0	4.2	3.1	2.0	4"	7	9"sq x 3/4"	9-3/16"	3/4" x 30"
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25'	5.0	2.9	1.3	-	-	-	-	4"	11	12"sq x 1"	12-3/4"	1" x 36"
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30'	11.4	6.8	4.0	1.7	-	-	-	5"	7	12"sq x 1"	12-3/4"	1" x 36"
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For Direct Burial EPA, consult factory

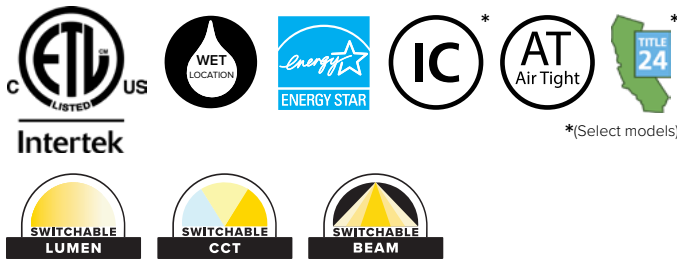
· CAUTION: If any additional stress such as flags, banners, streamers, ropes, or any other such items are added to poles, Visionaire Lighting's normal product guarantee is null and void. Additionally, adding such items to any pole may create severely hazardous conditions. Poles are calculated to withstand steady wind velocities of between 70 and 100 mph wind zones with a 1.3 gust factor depending on height, wall thickness, and width/ diameter. For an exact rating on a specific order, contact Visionaire directly.

LITEBOX®
pro



FEATURES

- 4", 6" and 8" apertures, delivering 800 to 5000 lumens
- Spun aluminum anodized or white trim, 55 deg cutoff
- Switchable Lumen, CCT, and Beam Angle
- Integral wiring compartment (standard)
- Optional support pans for Joist or T-Grid ceilings
- Universal 120–277V with 0–10V Dim to Off
- Long Life L70 at >50,000 hrs (TM-21)
- Five year warranty



SERVICE PROGRAMS



SPECIFICATIONS

CONSTRUCTION

- Canless direct install New Construction or Remodel, Non-IC. Select IC models available.
- Optional Wide Beam Accessory converts from standard optical assembly to a 55° through 75deg dial-in beam angle, ideal for general illumination applications
- Integral wiring compartment (standard) can eliminate the need for an additional J-Box
- Retention tether provided to secure to building structure if needed
- Fixture modules can be used with interchangeable trims in 3 apertures

OPTICS

- High quality spun aluminum reflector with 55° cutoff provides excellent lumen delivery while reducing glare
- Optional White Cone and Flange or Diffuse Anodized Cone and White flange available
- Optical assembly standard with dial-in beam angle from 24° to 45° with indicators
- Optional Wide Beam Accessory kit ideal for general illumination applications with up to 1.06 Spacing Criteria
- Polycarbonate lensed optic, suitable for wet location, covered ceiling applications

ELECTRICAL

- LED array with 3 SDCM color consistency
- Long LED life: Maintains 70% of lumen output at >50,000 hours of operation (L70 at >50,000hr TM-21)

ELECTRICAL (CONTINUED)

- Switchable Lumen, 3 settings per module: SL (800/1200/1600 lm); ML (1600/1800/2100 lm); HL (3000/4000/5000 lm)
- High efficiency integral driver with universal 120-277V, 50/60Hz
- Flicker-free 0-10V Dim to Off
- See Additional Information section for a list of recommended dimmers
- Meets Class A (<24dba) noise rating
- FCC CFR 47 Part 15 Class B
- ≥ 0.9 Power Factor, <20% THD
- Optional 7W 90-minute Emergency Battery Backup with remote test switch

INSTALLATION

- Robust trim mounting springs hold fixture firmly against ceiling surface
- Accommodates ceiling thicknesses up to 2"
- Fixture installs below the ceiling without a housing
- Optional support pan accessories with or without bar hangers available
- Switchable CCT: Field select one of five CCTs at installation with an integral switch on back of fixture module. (SL and ML only)
- Switchable Lumen: Field select one of three lumen outputs at installation with an integral switch on back of fixture module.

INSTALLATION (CONTINUED)

- Optional Switch Lock Accessory kit available to field preset lumen output.
- Switchable Beam: Field adjust beam angle using optical dial and indicator on module

CERTIFICATIONS

- cETLus listed to UL1598
- Can be used in direct contact with insulation (IC Rated, SL Only)
- Certified Air Tight per ASTM E283
- Suitable for wet locations, covered ceilings
- EMR option: Meets UL924 standard
- ENERGY STAR® Certified
- SL modules meet CA Title 24 High Efficacy (JA8-2019) requirements

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	832–4915
Wattage Range	9.6–54.9
Efficacy Range (LPW)	72–100
Reported Life (Hours)	L70 / >50,000
Input Current (mA)	125–219 (120V)

Based on Diffuse Anodized 3000K, 90 CRI

LBRP-RD

PRO CANLESS DIRECT INSTALL DOWNLIGHT



ORDERING GUIDE

Example: LBRP-M-LSSLCS9 / LBRP-4RD-T-D

CATALOG #

FIXTURE MODULE

LBRP-M	LS			Option
Model/Type	Switchable Technology	Nominal Lumen Range	CCT/CRI	
LBRP-M Fixture Module, Round Direct Install, 120–277V with 0–10V Dim to Off	LS Switchable Lumen	SL 800/1200/1600 lumens	CS9² Switchable CCT (2700/3000/3500/4000/5000K), 90 CRI	Standard without EMR capability EMR Emergency Battery Backup Ready
		ML 1600/1800/2100 lumens		
			27K9 2700K, 90 CRI	
			30K9 3000K, 90 CRI	
	HL 3000/4000/5000 lumens ¹		35K9 3500K, 90 CRI	
		40K9 4000K, 90 CRI		
		50K9 5000K, 90 CRI		

TRIM (ORDER SEPARATELY)

LBRP	Aperture/Shape/Function	T	Reflector Finish/Color
LBRP LiteBox Pro Trim	4RD 4" Round Downlight ¹ 6RD 6" Round Downlight 8RD 8" Round Downlight	T Trim	D Diffuse Clear Anodized WC White Cone and Flange DWT Diffuse Clear Anodized with White Flange

Notes:
 1 4" Trim for use only with SL or ML Module.
 2 CS9 not available with HL.

Accessories (Order separately)

- LB-4R-F-TG** Accessory, Pan w/Bar Hangers for T-Grid/Joist, 4" Round
- LB-4R-F-J** Accessory, Pan Support for Joist, 4" Round

- LB-6R-F-TG** Accessory, Pan w/Bar Hangers for T-Grid/Joist, 6" Round
- LB-6R-F-J** Accessory, Pan Support for Joist, 6" Round

- LB-8R-F-TG** Accessory, Pan w/Bar Hangers for T-Grid/Joist, 8" Round
- LB-8R-F-J** Accessory, Pan Support for Joist, 8" Round

- LB-4R-F-TG-EMR*** Accessory, 7W Emergency Battery Back-Up Pan w/Bar Hangers for T-Grid/Joist, 4" Round, Remote Test Switch
- LB-6R-F-TG-EMR*** Accessory, 7W Emergency Battery Back-Up Pan w/Bar Hangers for T-Grid/Joist, 6" Round, Remote Test Switch
- LB-8R-F-TG-EMR*** Accessory, 7W Emergency Battery Back-Up Pan w/Bar Hangers for T-Grid/Joist, 8" Round, Remote Test Switch

- LBRP-EMR*** Accessory, 7W Emergency Battery Back-Up Retrofit Kit, Remote Test Switch

- LBRP-WDLENS 8PK**** Accessory, Wide Lens, 8 Pack
- LBRP-LLOCK 16PK** Accessory, Lumen Switch Lock, 16 Pack

* For use with fixture modules with "EMR" option.
 ** For use with "4RD" Trim option or "WC" Trim Finish/color option only.

LBRP-RD

PRO CANLESS DIRECT INSTALL DOWNLIGHT

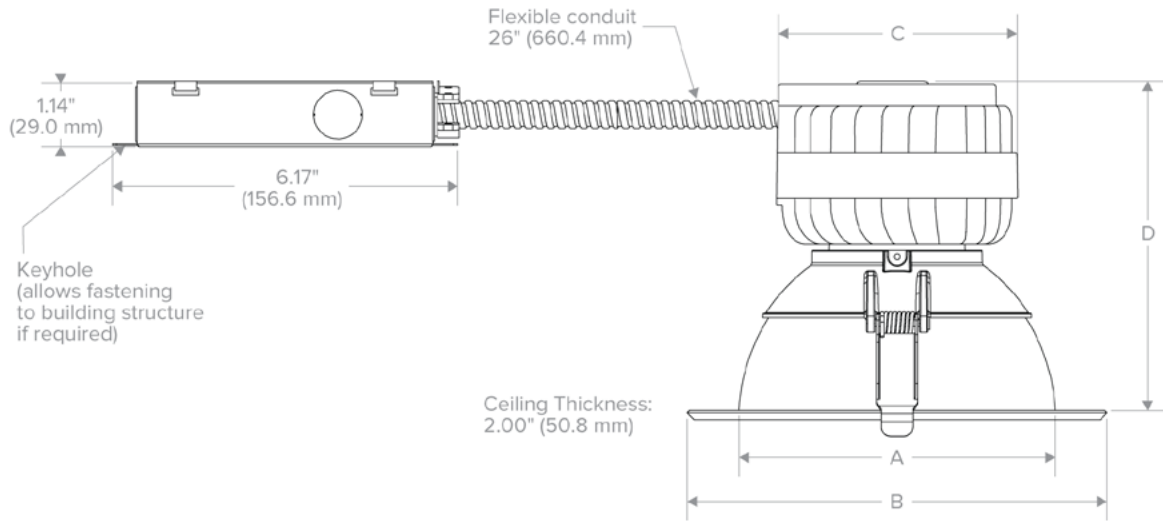
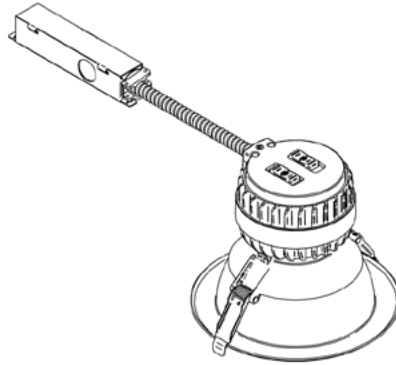
DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

DIMENSIONS

Fixture Model



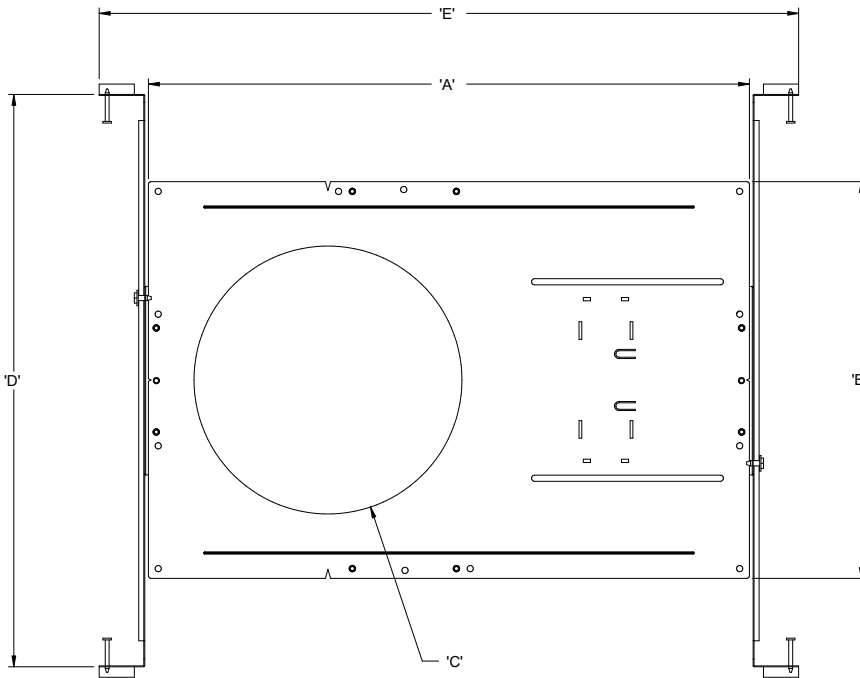
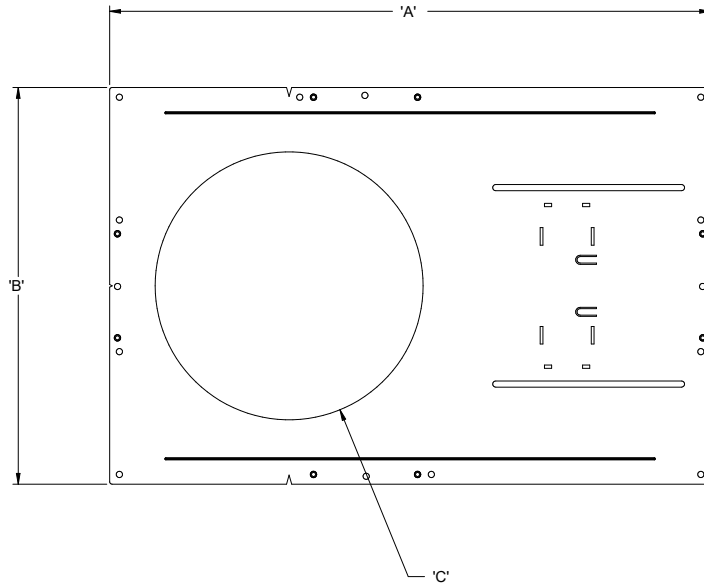
Aperture	Ceiling Cutout Min.-Max.
4"	Ø4.72"-5.46" (Ø119.9-138.7mm)
6"	Ø6.30"-7.01" (Ø160.0-180.3mm)
8"	Ø7.87"-8.74" (Ø199.9-222.0mm)

Nominal Aperture	Module Lumen Package	A Aperture Diameter	B Overall Trim Diameter	C Overall Module Heat Sink	D Overall Height (Assembled)
4"	SL-ML	4.15" (105.4 mm)	6.00" (152.4 mm)	4.35" (110.5 mm)	5.35" (135.9 mm)
6"	SL-ML	5.65" (143.6 mm)	7.50" (190.4 mm)	4.35" (110.5 mm)	5.85" (148.6 mm)
	HL	5.65" (143.6 mm)	7.50" (190.4 mm)	5.55" (140.9 mm)	5.85" (148.6 mm)
8"	SL-ML	7.25" (184.2 mm)	9.10" (231.1 mm)	4.35" (110.5 mm)	6.65" (168.9 mm)
	HL	7.25" (184.2 mm)	9.10" (231.1 mm)	5.55" (140.9 mm)	6.65" (168.9 mm)

DIMENSIONS CONTINUED

Accessory Pans

Pan Support for Joist
LB-4R-F-J / LB-6R-F-J / LB-8R-F-J



Pan with Bar Hangers for T-Grid / Joist
LB-4R-F-TG / LB-6R-F-TG / LB-8R-F-TG

Accessory	DESCRIPTION	'A'	'B'	'C'	'D' Min.	'D' Max.	'E'
LB-4R-F-J	4" Round	16.54" (420.1 mm)	6.50" (165.1 mm)	4.92" (125.0 mm)	—	—	—
LB-6R-F-J	6" Round	18.19" (462.0 mm)	9.02" (229.1 mm)	6.26" (159.0 mm)	—	—	—
LB-8R-F-J	8" Round	18.19" (462.0 mm)	12.01" (305.1 mm)	8.11" (206.0 mm)	—	—	—
LB-4R-F-TG	4" Round	16.54" (420.1 mm)	6.50" (165.1 mm)	4.92" (125.0 mm)	14.17" (359.9 mm)	25.00" (635.0 mm)	19.52" (495.8 mm)
LB-6R-F-TG	6" Round	18.19" (462.0 mm)	9.02" (229.1 mm)	6.26" (159.0 mm)	14.17" (359.9 mm)	25.00" (635.0 mm)	21.17" (537.7 mm)
LB-8R-F-TG	8" Round	18.19" (462.0 mm)	12.01" (305.1 mm)	8.11" (206.0 mm)	14.17" (359.9 mm)	25.00" (635.0 mm)	21.17" (537.7 mm)

LBRP-RD

PRO CANLESS DIRECT INSTALL DOWNLIGHT

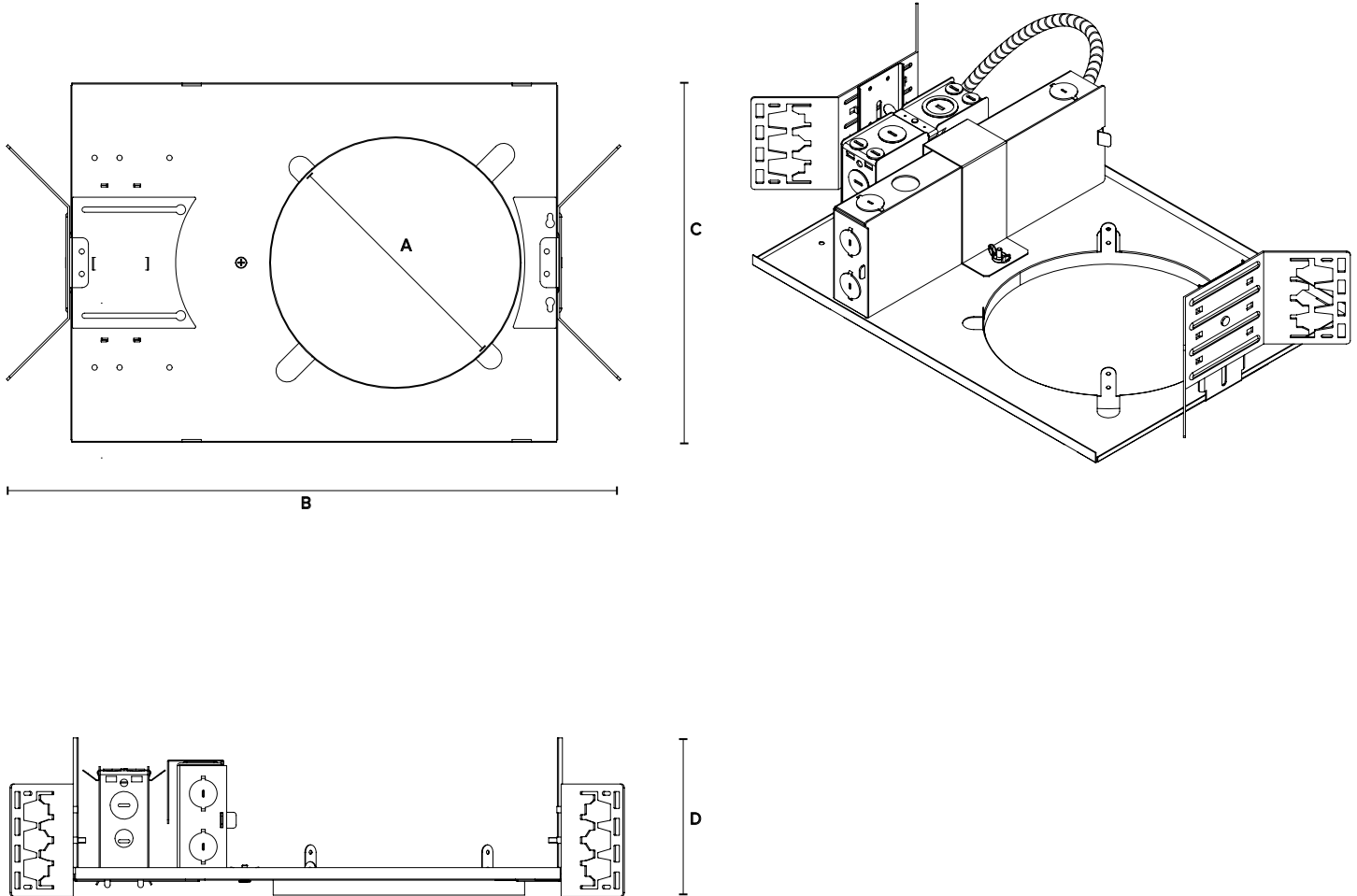
DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

DIMENSIONS CONTINUED

Accessory Emergency Battery Backup Pans



Accessory	Description	'A'	'B'	'C'	'D' Min	'D' Max
LB-4R-F-TG-EMR	4" Round	4.8" (121.9mm)	8.58" (217.9mm)	14.86" (377.5mm)	4.57" (116.2mm)	5.28" (134.1mm)
LB-6R-F-TG-EMR	6" Round	6.27" (159.3mm)	11.34" (288.1mm)	19.25" (489mm)	4.57" (116.2mm)	5.28" (134.1mm)
LB-8R-F-TG-EMR	8" Round	7.87" (199.9mm)	11.34" (288.1mm)	19.25" (489mm)	4.57" (116.2mm)	5.28" (134.1mm)

PERFORMANCE DATA TABLE

Lumen Module	Switchable Lumen Setting	Nominal Lumens	4"			6"			8"		
			Delivered Lumens	Watts	LPW	Delivered Lumens	Watts	LPW	Delivered Lumens	Watts	LPW
SL	Low	800	832	9.6	87	880	9.6	92	849	9.6	88
	Med	1200	1174	14.1	83	1243	14.1	88	1198	14.1	85
	High	1600	1560	19.6	79	1649	19.6	84	1592	19.6	81
ML	Low	1600	1578	20.1	78	1668	20.1	83	1610	20.1	80
	Med	1800	1808	23.9	76	1912	23.9	80	1845	23.9	77
	High	2100	2134	29.7	72	2257	29.7	76	2178	29.7	73
HL	Low	3000	NA	NA	NA	3142	31.6	100	3033	31.6	96
	Med	4000	NA	NA	NA	3953	41.0	97	3815	41.0	93
	High	5000	NA	NA	NA	4915	54.9	90	4744	54.9	86

LBRP-RD

PRO CANLESS DIRECT INSTALL DOWNLIGHT

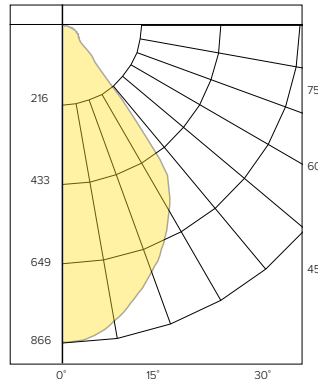
PHOTOMETRY

LBRP-M-LSSLCS9/ LBRP-4RD-T-WC/ LBRP-WDLENS

LUMINAIRE DATA

Test No.	R20123-1-01
Description	4" LSSL, Med Lumen, @3000K, 75° Beam (Accessory)
Delivered Lumens	1042
Watts	14.1W
Efficacy	73.9
Mounting	Recessed
Spacing Criterion	1.06

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	864
5	853
15	772
25	658
35	440
45	87
55	53
65	41
75	24
85	7

LUMINANCE DATA*

Vertical Angle	Average
45°	13805
55°	11579
65°	12034
75°	11525
85°	9417

*Candela/Square Meter

ZONAL LUMEN SUMMARY

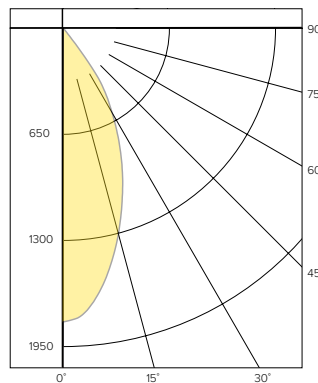
Zone	Lumens	% Luminaire
0-40	848	81.4
0-60	967	92.8
0-90	1042	100.0
0-180	1042	100.0

LBRP-M-LSSLCS9 / LBRP-4RD-T-D

LUMINAIRE DATA

Test No.	21.01863
Description	4" LSSL, Med Lumen, @3000K, 45° Beam
Delivered Lumens	1174
Watts	14.1W
Efficacy	83
Mounting	Recessed
Spacing Criterion	0.7

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	1803
5	1736
15	1318
25	844
35	408
45	27
55	8
65	3
75	1
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	4710
55°	1720
65°	876
75°	477
85°	0

*Candela/Square Meter

ZONAL LUMEN SUMMARY

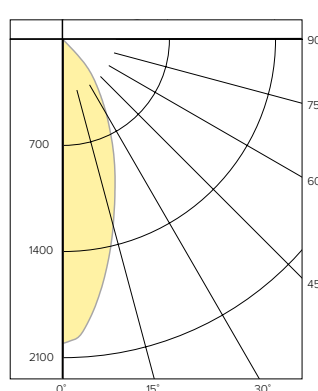
Zone	Lumens	% Luminaire
0-40	1138	96.9
0-60	1170	99.7
0-90	1174	100.0
0-180	1174	100.0

LBRP-M-LSSLCS9 / LBRP-6RD-T-D

LUMINAIRE DATA

Test No.	21.02002
Description	6" LSSL, Med Lumen, @3000K, 45° Beam
Delivered Lumens	1243
Watts	14.1W
Efficacy	88
Mounting	Recessed
Spacing Criterion	0.6

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2008
5	1884
15	1288
25	787
35	422
45	51
55	4
65	2
75	1
85	1
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	4705
55°	455
65°	309
75°	252
85°	749

*Candela/Square Meter

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1155	93.0
0-60	1239	99.7
0-90	1243	100.0
0-180	1243	100.0

LBRP-RD

PRO CANLESS DIRECT INSTALL DOWNLIGHT

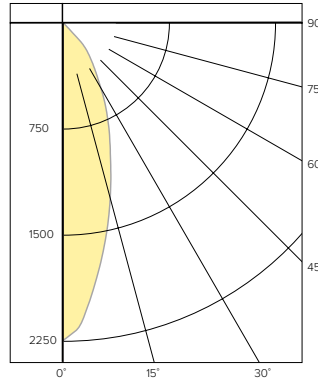
PHOTOMETRY

LBRP-M-LSSLCS9 / LBRP-8RD-T-D

LUMINAIRE DATA

Test No.	21.01864
Description	8" LSSL, Med Lumen @3000K, 45° Beam
Delivered Lumens	1198
Watts	14.1W
Efficacy	85
Mounting	Recessed
Spacing Criterion	0.6

POLAR GRAPH



CANDELA DISTRIBUTION

Degree	Candela
0	2245
5	2011
15	1289
25	748
35	382
45	38
55	2
65	1
75	0
85	0
90	0

LUMINANCE DATA*

Vertical Angle	Average
45°	2018
55°	131
65°	89
75°	0
85°	0

*Candela/Square Meter

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
0-40	1122	93.6
0-60	1197	99.9
0-90	1198	100.0
0-180	1198	100.0

LUMEN MULTIPLIER

Option	27K, 90 CRI	30K, 90 CRI	35K, 90 CRI	40K, 90 CRI	50K, 90 CRI
Multiplier	0.99	1.00	1.04	1.05	1.09

Photometrics above are published at nominal 3000K, 90 CRI. This table may be used to approximate the lumen values at different Kelvin temperature settings. Power consumption remains the same.

ADDITIONAL INFORMATION

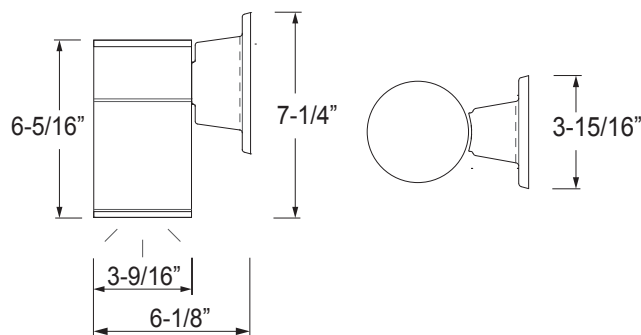
Dimming Compatibility

For more details and recommended dimmer list, see Dimming Compatibility Information on currentlighting.com/prescolite.

4423
120V

Catalog #:		Type
Project:		Date
Prepared by:		

3" LED Architectural Cylinder Downlight



DESCRIPTION

The Outdoor LED Cylinder Family features wet location rated wall mount style cylinders with down light and up & down light options. Choose from energy efficient 13W or 17W AC modules, with finishes available in white, black, brushed nickel, or oil-rubbed bronze. Features Triac dimming down to 5%, using most standard dimmers. Utilizes AC circuit on board technology for cooler operating temperature and extended lifetime.

DESIGN FEATURES

Construction

- Aluminum die-cast with powder coat finish

Electrical

- 120V Direct AC operation with DOB
- Triac dimming down to 5%
- Various wattages of modules available
- Cooler operating temperature without driver
- Stable driving current prevents inrush damage to circuit switches and modules
- Operating temperature: -31°F (-35°C) to 122°F (50°C)
- Available in 80CRI, 3000K & 4000K

Installation

- Easy surface mounting for simple installation using anchors and screws
- J-box mountable

Lens

- Clear acrylic lens protects LEDs while allowing for optimum lumen output
- 37° Beam angle

Finish

- Available in black, brushed aluminum and oil-rubbed bronze

Certifications

- cCSAus for wet location
- 5 year limited warranty
- Wet location rated



TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice.



4423

120V

Specification & Ordering

Model #	Dimensions (H x W x D)	Watt	Lumens (delivered)	Lumens (source)	Color Temp
4423	7-1/4" x 3-9/16" x 6-1/8"	13W	845lm	1280lm	3K 3000K
		17W	1105lm	1710lm	4K 4000K

ORDERING

Example: 4423BK-20-3K

Model #	Finish	Watts	CCT
4423			
4423	BK : Black BA : Brushed Aluminum OB : Oil-rubbed Bronze	-13 : 13W -17 : 17W	-3K : 3000 K -4K : 4000 K

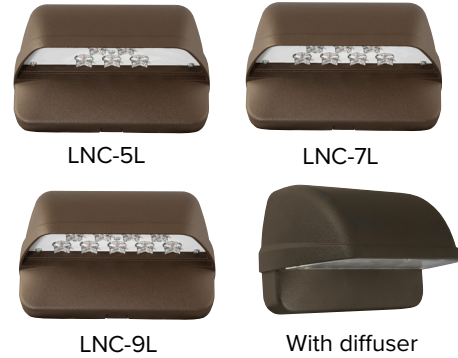
3" LED Cylinder Downlight

LNC

COMPACT LED LITEPAK

FEATURES

- Compact LNC LED is designed for perimeter illumination and available in 3 lumen packages for safety, security and identity
- 3000K, 4000K, 5000K and Amber color temperatures
- Up to 4:1 spacing to mounting height ratio means fewer fixtures to install
- Acrylic diffuser included! Use for applications near entrances or locations where reduced brightness is desired. (Maximum spacing with diffuser 30ft)
- Die-cast aluminum housing with decorative Laredo styling
- Full cut-off neighbor friendly
- Listed to UL1598 for use in wet locations



SPECIFICATIONS

CONSTRUCTION

- Decorative die-cast aluminum housing and door
- Rugged design protects internal components and provides excellent thermal management for long life
- Powder paint finishes provide lasting appearance in outdoor environments
- Full cut-off distribution; Ambient diffuser included, use for applications near entrances or locations where reduced brightness is desired

OPTICS

- Drivers are 120-277V, 50/60Hz Type II, III and Type IV lenses provide wide lateral spread
- 3000K - 80 CRI, 4000K - 70 CRI, and 5000K - 70 CRI, CCT nominal
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion

INSTALLATION

- Quick mount adapter provides quick installation, designed for recessed box 4" square junction box

ELECTRICAL

- 60,000 hours minimum LED life at L96 rating per IESNA TM-21-11
- Minimum operating temperature is -40°C/-40°F
- 0-10V dimming 120-277V only
- LNC5L – 5 LEDs, Types II, III or IV available, see page 2 for electrical details
- LNC7L – 7 LEDs, Type II, III or IV available, see page 2 for electrical details
- LNC9L – 9 LEDs, Types II, III or IV available, see page 2 for electrical details

CONTROLS

- Photocontrol option is available to provide dusk-to-dawn control for additional energy savings

CERTIFICATIONS

- Listed and labeled to UL 1598 for wet locations, 25°C ambient environments

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	800–2100
Wattage Range	13–22
Efficacy Range (LPW)	64–95
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

ORDERING GUIDE

Example: LNC-5L-U-3K-2-BLT-PCU

CATALOG #

ORDERING INFORMATION

Series	# LEDs	Voltage	CCT/CRI	IES Distribution	Finish	Controls
LNC LNC Zero Uplight	5L 5 LEDs	U 120-277V	3K 3000K nominal, 70 CRI	2 Type II	BLT Black Matte Textured	PCU Universal Button Photocell
	7L 7 LEDs	1 120V	4K 4000K nominal, 70 CRI	3 Type III	BLS Black Gloss Smooth	
	9L 9 LEDs	2 208V	5K 5000K nominal, 70 CRI	4 Type IV	DBT Dark Bronze Matte Textured	
		3 240V	AM Amber (590 μm available for "Turtle Friendly"/ observatory applications, 350mA (consult factory) ¹)		DBS Dark Bronze Gloss Smooth	
		4 277V			GTT Graphite Matte Textured	
					LGS Light Grey Gloss Smooth	
					PSS Platinum Silver Smooth	
					WHT White Matte Textured	
					WHS White Gloss Smooth	
					VGT Verde Green Textured	
					Color Option	
					CC Custom Color	

Notes:
1 Amber LEDs only available on 7L and 9L configurations, 350mA

REPLACEMENT PARTS AND ACCESSORIES

Catalog Number	Description
<input type="checkbox"/> 93039574	Frosted comfort shield, improved uniformity with only 5% reduction

PERFORMANCE DATA

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)		4K (4000K NOMINAL 70 CRI)		3K (3000K NOMINAL 80 CRI)		AM (<580 nm wave-length)		
				Lumens	LPW*	Lumens	LPW	Lumens	LPW	Lumens	System Watts	LPW*
5	STD. (700mA) AM (350mA)	13W	2	1,150	88.5	1,052	81	883	68	-	-	-
			3	1,132	87	1,077	83	833	64	-	-	-
			4	1,146	88	1,053	81	849	65	-	-	-
7		17W	2	1,515	89	1,369	80.5	1,272	75	-	-	-
			3	1,500	88	1,539	90.5	1,392	82	268	6.6	59
			4	1,557	91.5	1,535	90	1,425	84	-	-	-
9		22W	2	2,069	94	2,033	92	1,588	72	-	-	-
			3	2,024	92	1,989	90	1,623	74	-	-	-
			4	2,095	95	2,059	93.5	1,680	76	382	8.3	46

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. Please consult IES files for BUG ratings.

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.96	0.96	0.96	0.94	>635,000

* Projected per IESNA TM-21-11* Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

ELECTRICAL DATA

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
9	STD. (700mA)	120	0.11	13
		277	0.05	
12	STD. (700mA)	120	0.14	17
		277	0.07	
12	STD. (700mA)	120	0.17	22
		277	0.09	

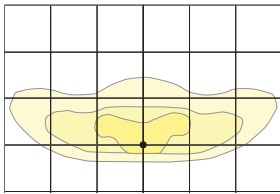
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

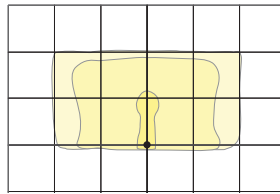
Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

PHOTOMETRY

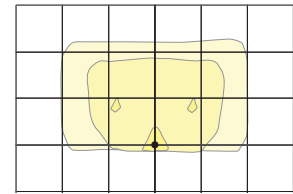
LNC9LU – Type II



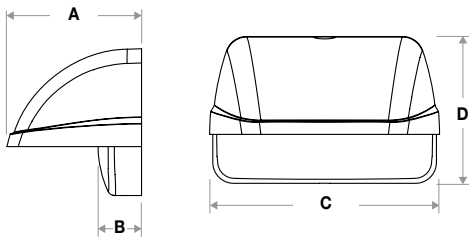
LNC9LU – Type III



LNC9LU – Type IV



DIMENSIONS



A	B	C	D
4.81" (122 mm)	1.55" (39 mm)	8.22" (209 mm)	5.25" (133 mm)

ADDITIONAL INFORMATION

SHIPPING INFORMATION

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC-5LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-7LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2
LNC-9LU	9.6 (4.36)	14.5 (37)	9.6 (24.5)	6.8 (17.5)	2

USE OF TRADEMARKS AND TRADE NAMES

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POLK CITY, LLC

1421 W WASHINGTON AVENUE

POLK CITY, IA 50226

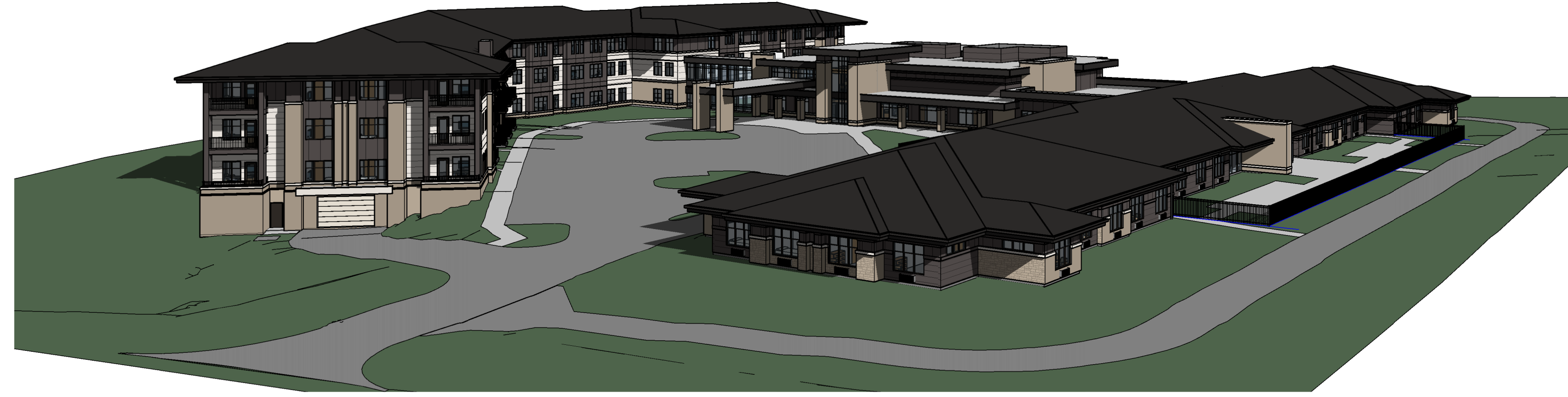


IMAGE FOR ILLUSTRATION PURPOSES ONLY- NOT TO BE USED FOR CONSTRUCTION

DEFERRED SUBMITTALS

BY OTHERS

- ***edit as reqd by AHJ & code***
 ENGINEERED TRUSS DIAGRAMS
 1. REVIEW OF SPECIAL INSPECTIONS REPORTS
 2. FIRE SPRINKLER SYSTEM DRAWINGS
 3. DESIGN BUILD MECHANICAL AND ELECTRICAL DRAWINGS.



POPE DESIGN GROUP
 767 N. EUSTIS STREET, SUITE 190
 ST. PAUL, MINNESOTA 55114
 651.642.9200
 WWW.POPEDESIGN.COM



MAVENCURX II -
 POLK CITY, LLC
 POLK CITY, IA

SHEET INDEX

SHEET NUMBER	SHEET NAME	SD PACKAGE 2/14/23	CITY SUBMITTAL 2/20/23
K1	LEVEL TWO KITCHEN PLAN		
GENERAL			
A0.1	TITLE SHEET	●	●
A0.2	PARTITION TYPES, SYMBOLS, ABBREVIATIONS		
A0.3	CODE DATA		
A0.4	LOWER LEVEL LIFE SAFETY PLAN		
A0.5	LEVEL ONE LIFE SAFETY PLAN		
A0.6	LEVEL TWO LIFE SAFETY PLAN		
A0.7	LEVEL THREE LIFE SAFETY PLAN		
A2.51	ENLARGED FLOOR PLANS		
A2.52	ENLARGED FLOOR PLANS		
A2.53	ENLARGED FLOOR PLANS		
A5.5	WALL SECTIONS - AREA 1		
A5.6	WALL SECTIONS - AREA 1		
A5.7	WALL SECTIONS - AREA 2		
A5.10	ELEVATOR C & D PLANS & SECTIONS		
A8.6	INTERIOR ELEVATIONS		
A9.02	LOWER LEVEL REFLECTED CEILING PLAN - 1 & 3		
A9.11	LEVEL ONE REFLECTED CEILING PLAN - 4A & 4B		
A9.12	LEVEL ONE REFLECTED CEILING PLAN - 3		
A9.13	LEVEL ONE REFLECTED CEILING PLAN - 1		
A9.14	LEVEL ONE REFLECTED CEILING PLAN - 2B		
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A9.21	LEVEL TWO REFLECTED CEILING PLAN - 4A & 4B		
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A9.31	LEVEL THREE REFLECTED CEILING PLAN - 4A & 4B		
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A9.41	UNIT REFLECTED CEILING PLANS - MC		
A9.42	UNIT REFLECTED CEILING PLANS - AL		
A9.43	UNIT REFLECTED CEILING PLANS - IL		
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A8.9	INTERIOR ELEVATIONS		
A8.10	INTERIOR ELEVATIONS		
A8.11	INTERIOR ELEVATIONS		
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A2.42	UNIT PLANS - AL	●	
A2.43	UNIT PLANS - IL	●	
A3.1	EXTERIOR ELEVATIONS - OVERALL	●	●
A3.2	EXTERIOR ELEVATIONS - AREA 1	●	●
A3.3	EXTERIOR ELEVATIONS - AREA 2A & 2B	●	●
A3.4	EXTERIOR ELEVATIONS - AREA 2A & 2B	●	●
A3.5	EXTERIOR ELEVATIONS - AREA 3	●	●
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A6.4	DETAILS		
A7.1	OPENING SCHEDULE, DOOR TYPES, FRAME TYPES		
A7.2	OPENING DETAILS		
A8.0	TYPICAL MOUNTING HEIGHTS/ INTERIOR ELEVATIONS		
A8.1	WOOD PROFILES & CASING STYLES		
A8.2	TYPICAL UNIT ENTRY & INTERIOR ELEVATIONS		
A8.3	UNIT ELEVATIONS - KITCHENS		
A8.4	UNIT ELEVATIONS - BATH		
A8.5	INTERIOR ELEVATIONS - TOILETS		
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A11.1	FURNITURE PLAN - FOR REFERENCE ONLY		
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A-03	LEVEL THREE FLOOR PLAN	●	
A-04	STONE TAKEOFF	●	
A-05	AREA PLANS	●	

PROJECT DIRECTORY

OWNER

MAVENCURX DEVELOPMENT
 16852 AURORA COURT
 CLIVE, IA 50325
 Contact: BRYAN SCHNURR
 Phone: (515) 988-7449
 BSCHNURR@MAVENCURX.COM

ARCHITECT

POPE DESIGN GROUP
 767 N. EUSTIS STREET, SUITE 190
 ST. PAUL, MN 55114
 Contact: GREG WOOLLUMS
 Phone: (651) 789-1622
 GWOOLLUMS@POPEDESIGN.COM

CIVIL (OWNERS CONSULTANT)

CIVIL DESIGN ADVANTAGE
 4121 NW URBAN DALE DRIVE
 URBAN DALE, IA 50233
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 Phone: (515) 369-4400
 EMILYH@CDA-ENG.COM

LANDSCAPE

STRUCTURAL

ERA STRUCTURAL ENGINEERING
 2550 UNIVERSITY AVENUE WEST
 ST. PAUL, MN 55114
 Contact: BRIAN RIEWESTAHL
 Phone: (651) 414-6197
 BRIEWESTAHL@ERAENG.COM

MECHANICAL

ELECTRICAL

GENERAL CONTRACTOR

LOCATION MAP



SITE LOCATION:
 1421 W WASHINGTON AVENUE
 POLK CITY, IA 50226



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TITLE SHEET

ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
2 City Submittal	2/20/23

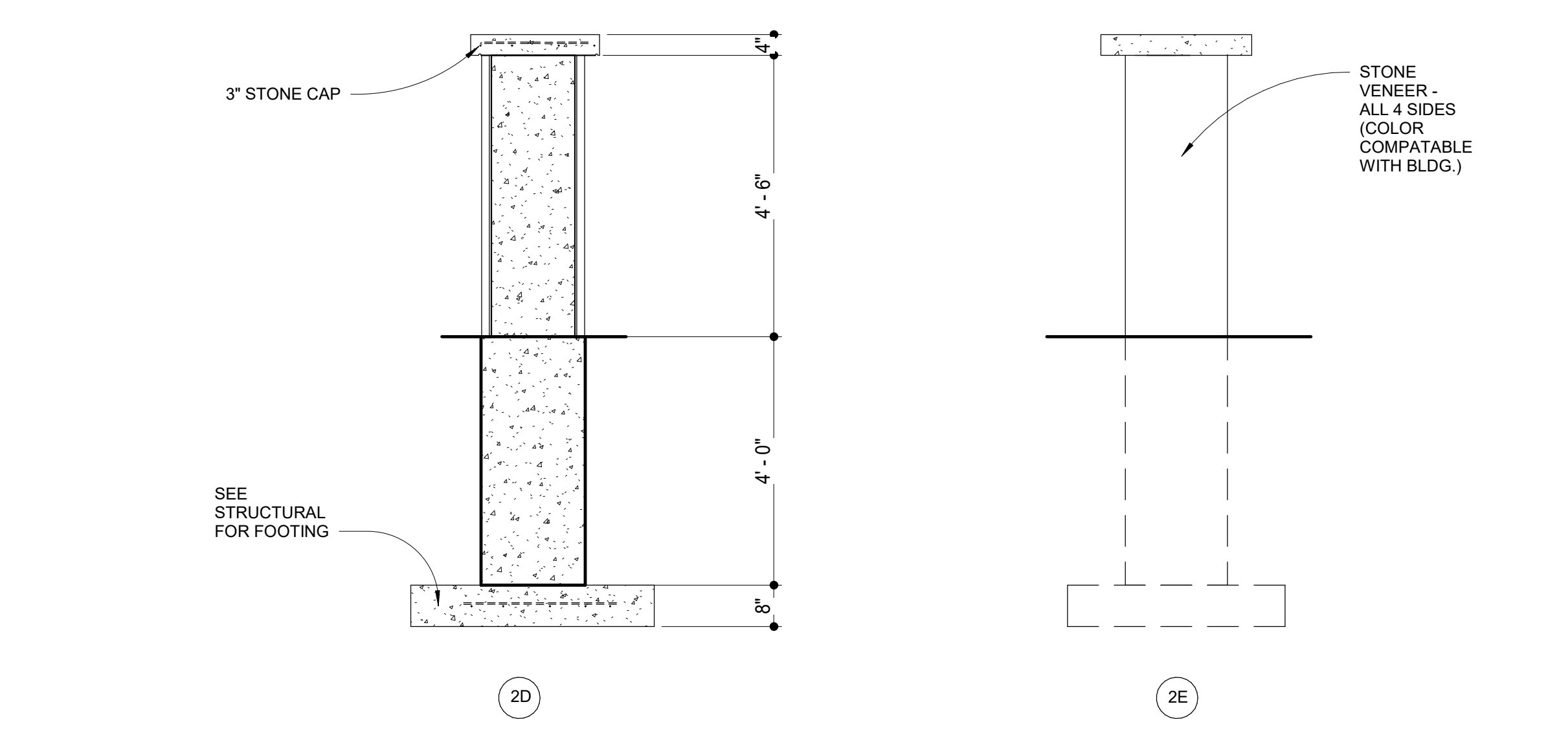
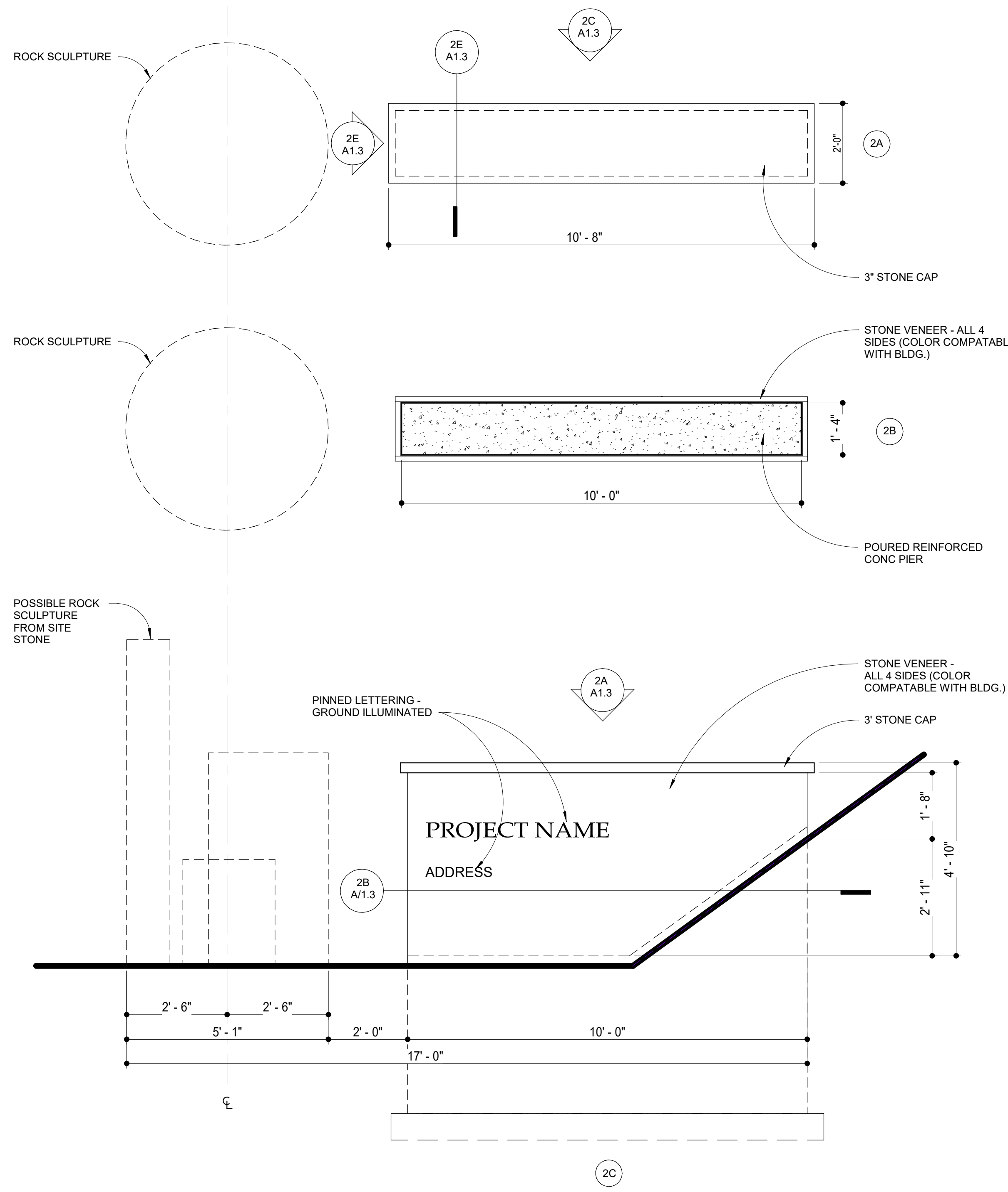
COMMISSION NO: 51825-22179

DRAWN BY: Author

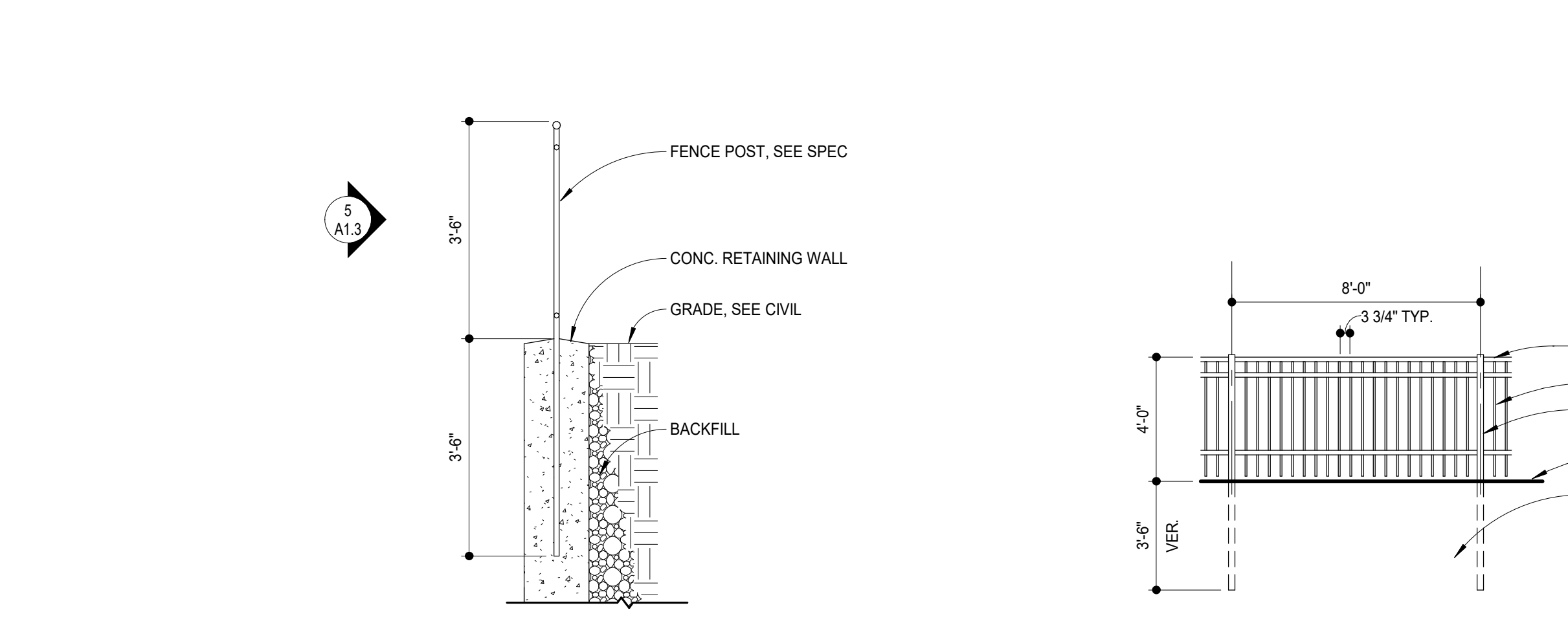
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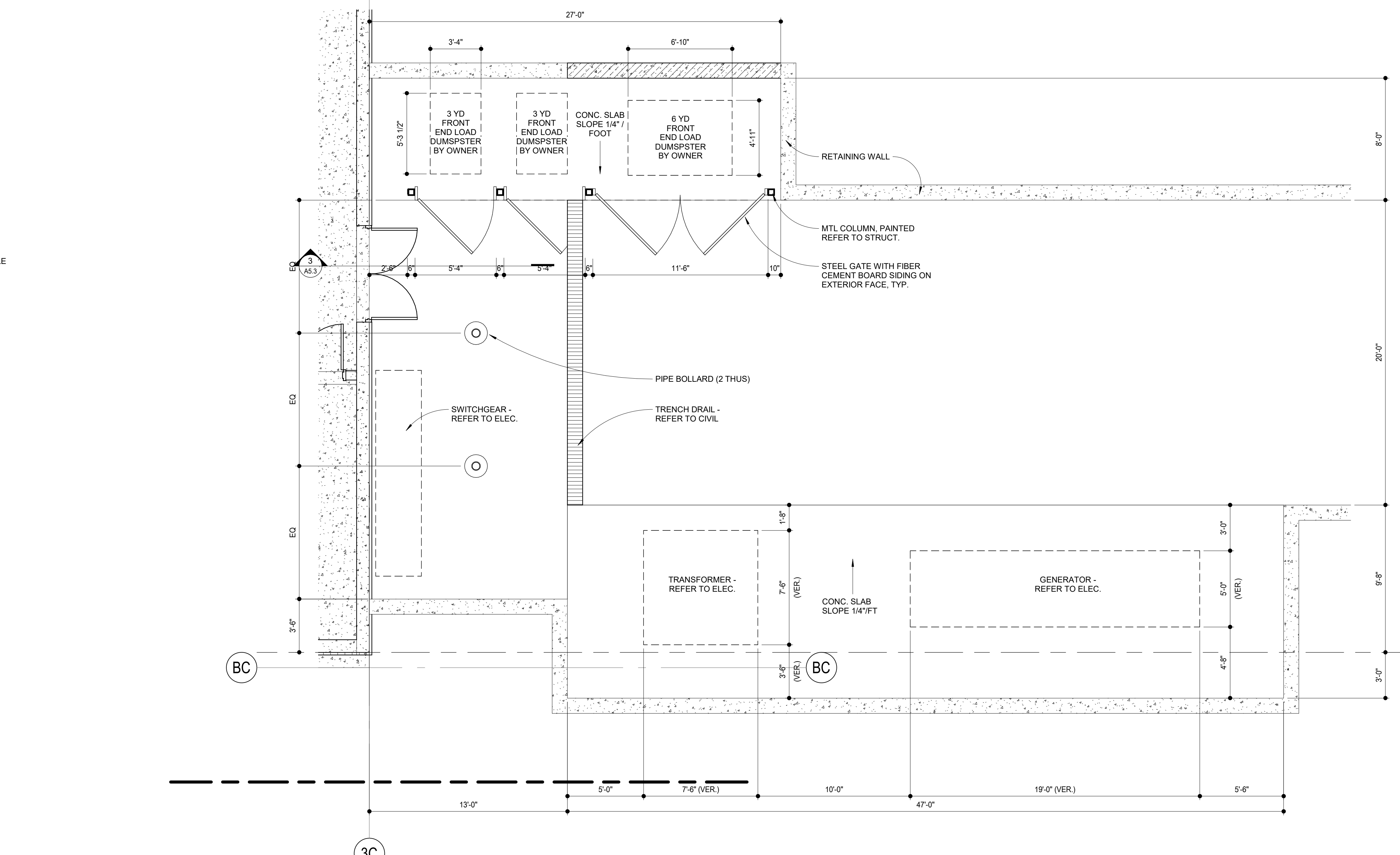
A0.1



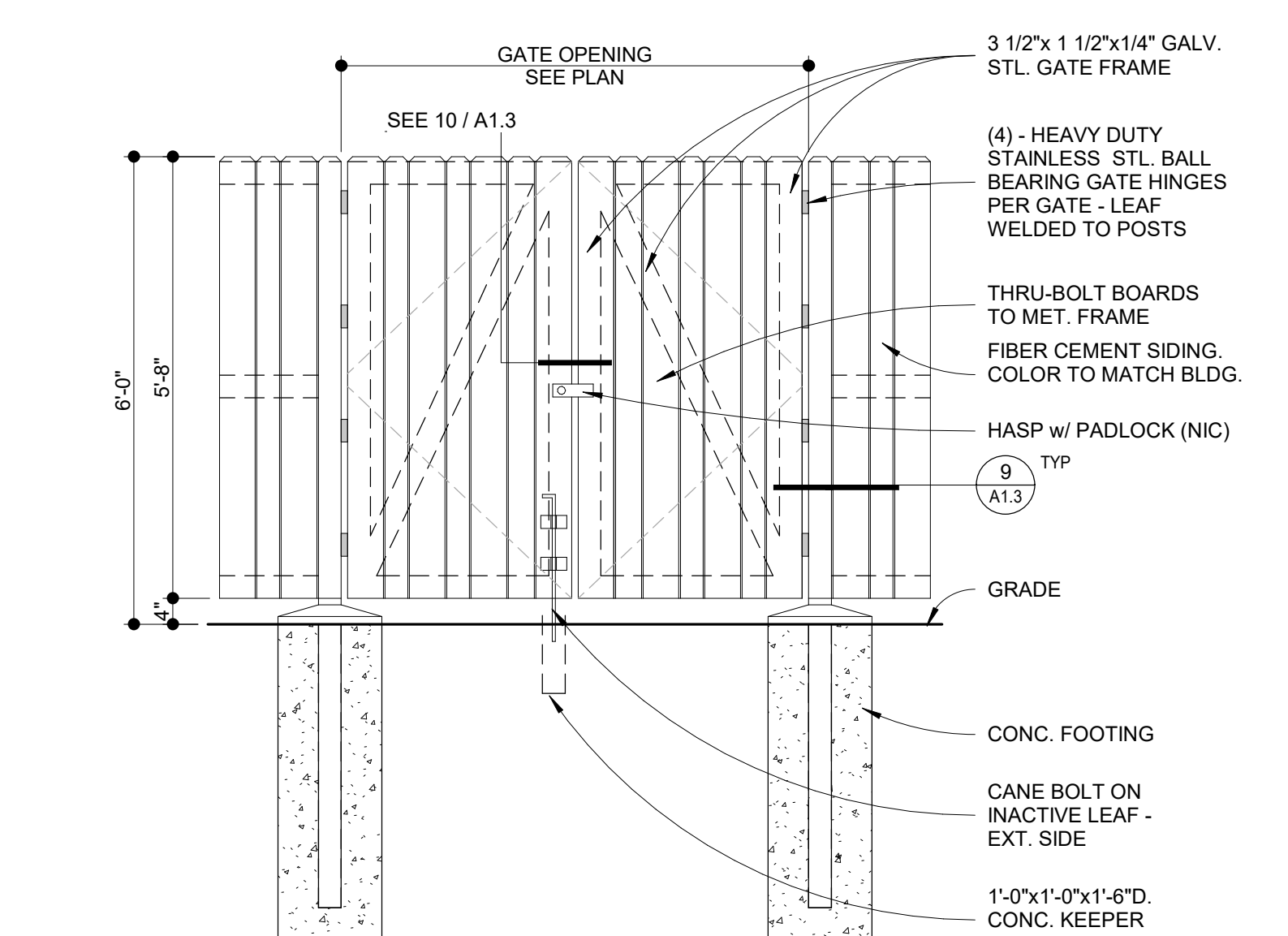
7 MONUMENT SIGN DETAILS
 A1.3 1/2" = 1'-0"



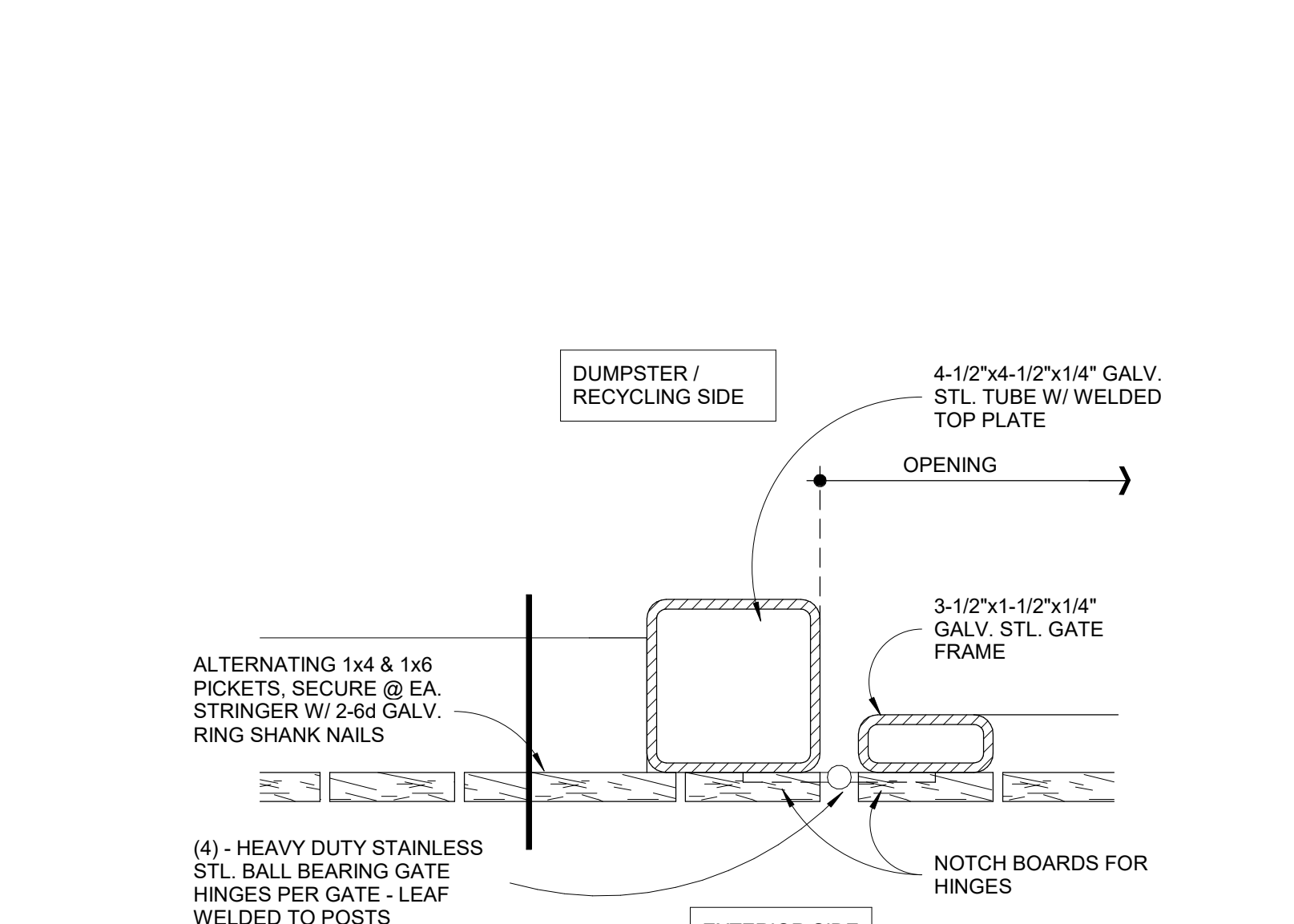
3 FENCE @ RETAINING WALL 2
 A1.3 1/2" = 1'-0"



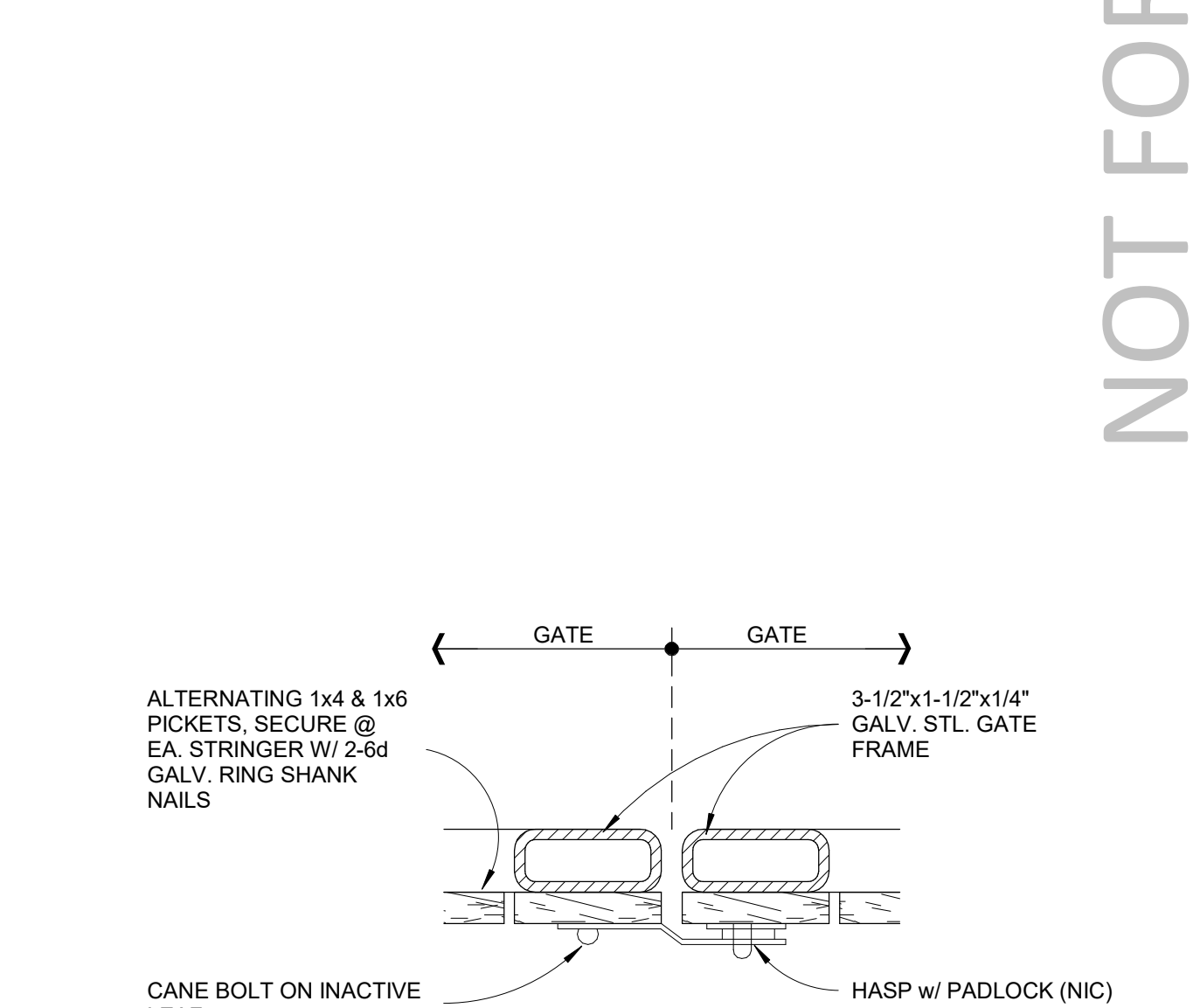
6 TRASH ENCLOSURE & ELECTRICAL EQUIPMENT PLAN
 A1.3 1/4" = 1'-0"



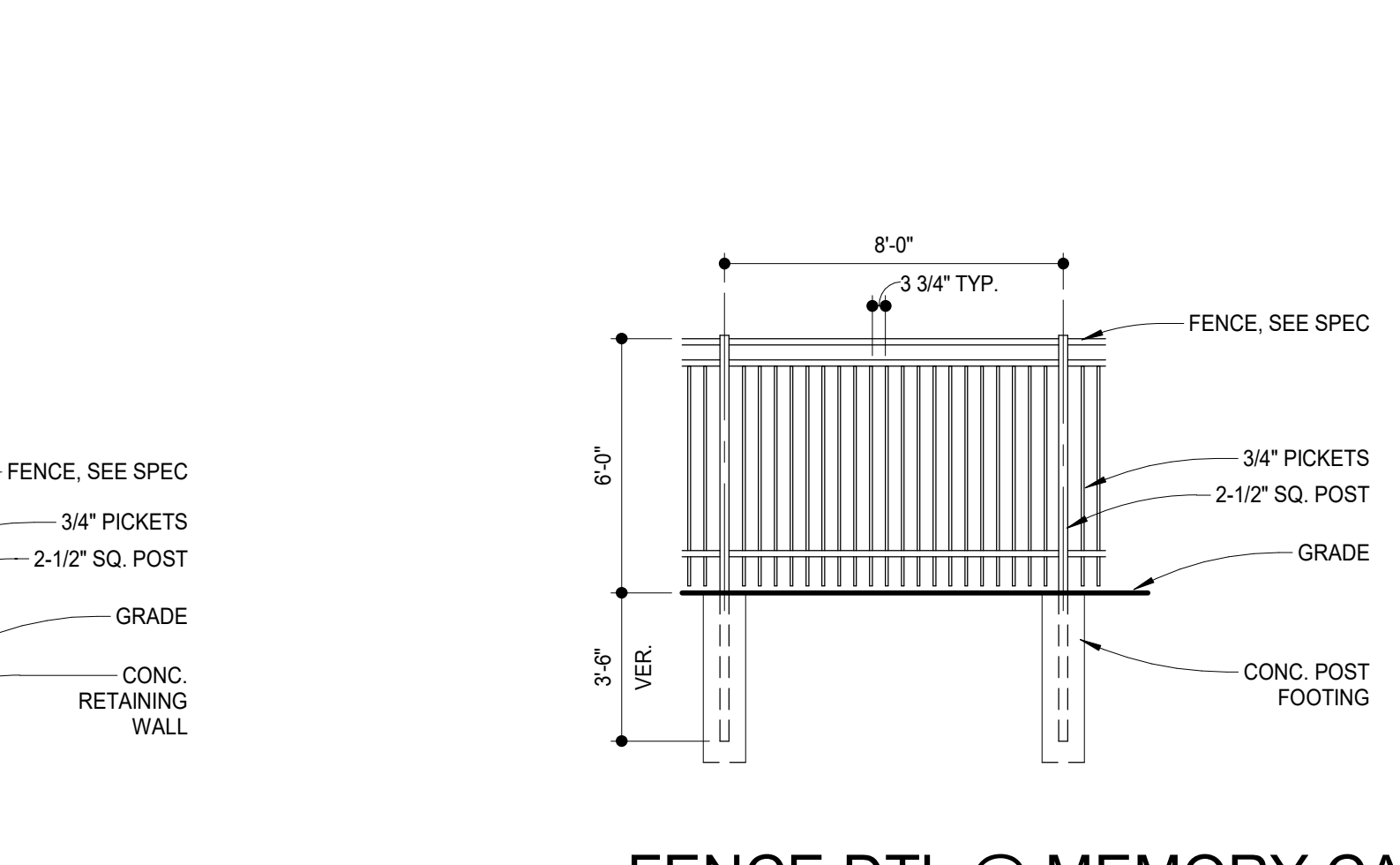
8 TYP EXTERIOR GATE ELEVATION
 A1.3 1/2" = 1'-0"



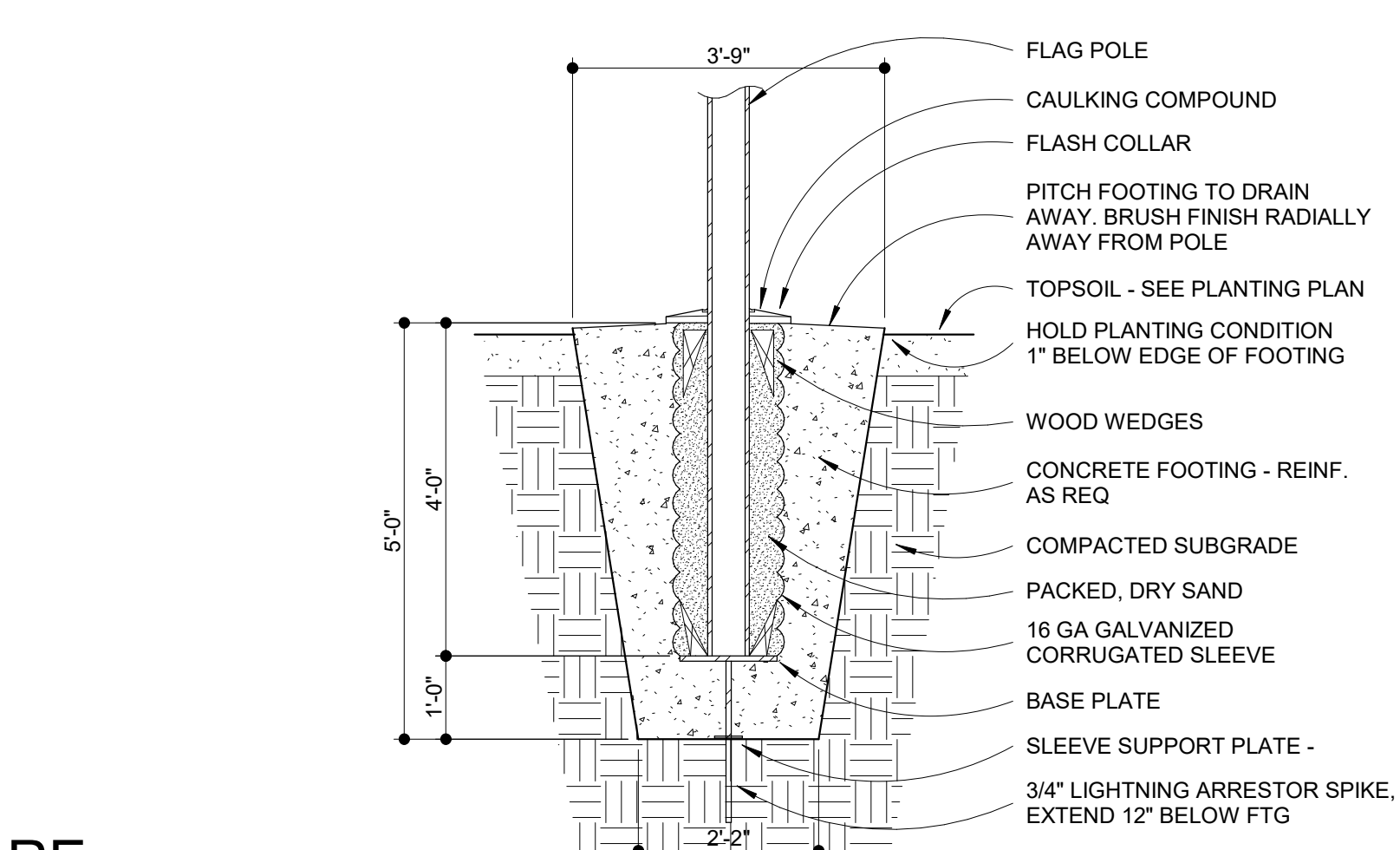
9 GATE HINGE DETAIL
 A1.3 3" = 1'-0"



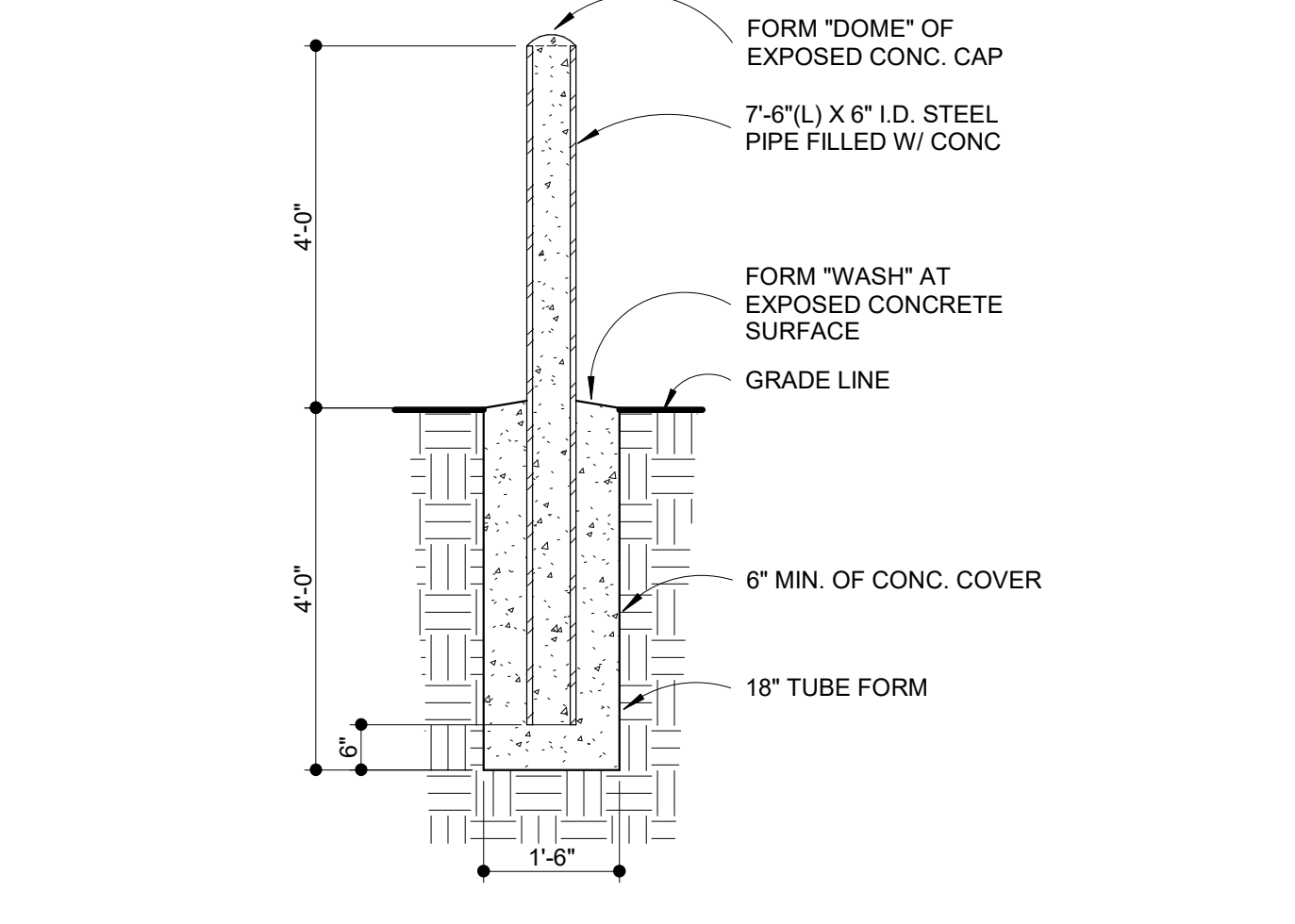
10 GATE PADLOCK DETAIL
 A1.3 3" = 1'-0"



4 FENCE DTL @ MEMORY CARE COURTYARD
 A1.3 1/4" = 1'-0"



2 FLAG POLE DETAIL
 A1.3 1/2" = 1'-0"



1 BOLLARD DETAIL
 A1.3 1/2" = 1'-0"

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SITE DETAILS

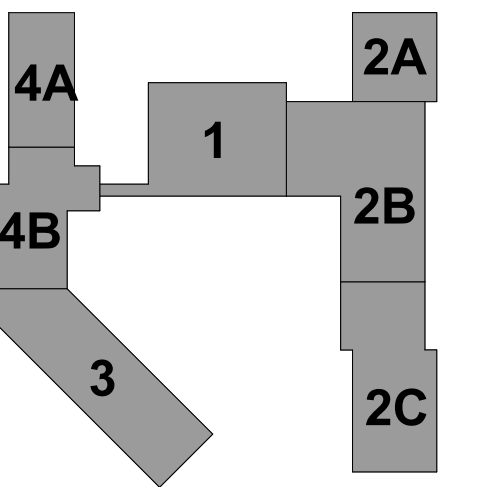
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A1.3

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Key Plan

EXTERIOR
ELEVATIONS -
OVERALL

ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
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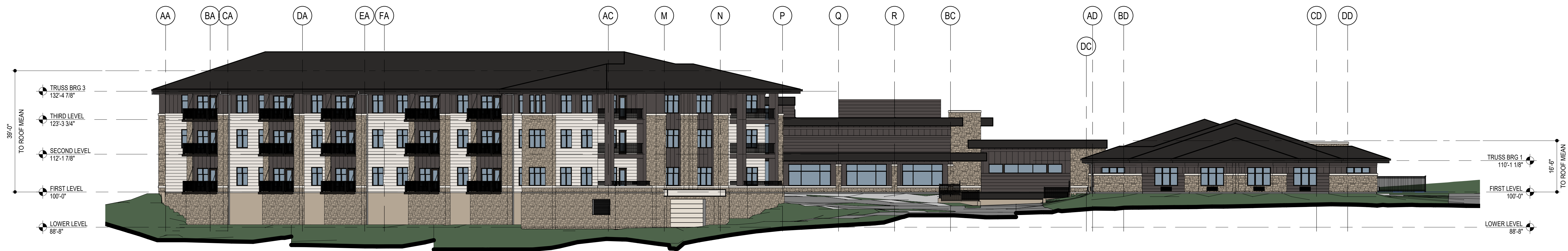
A3.1



3 OVERALL NORTH ELEVATION
A3.1 1/16" = 1'-0"



4 OVERALL EAST ELEVATION
A3.1 1/16" = 1'-0"



1 OVERALL SOUTH ELEVATION
A3.1 1/16" = 1'-0"

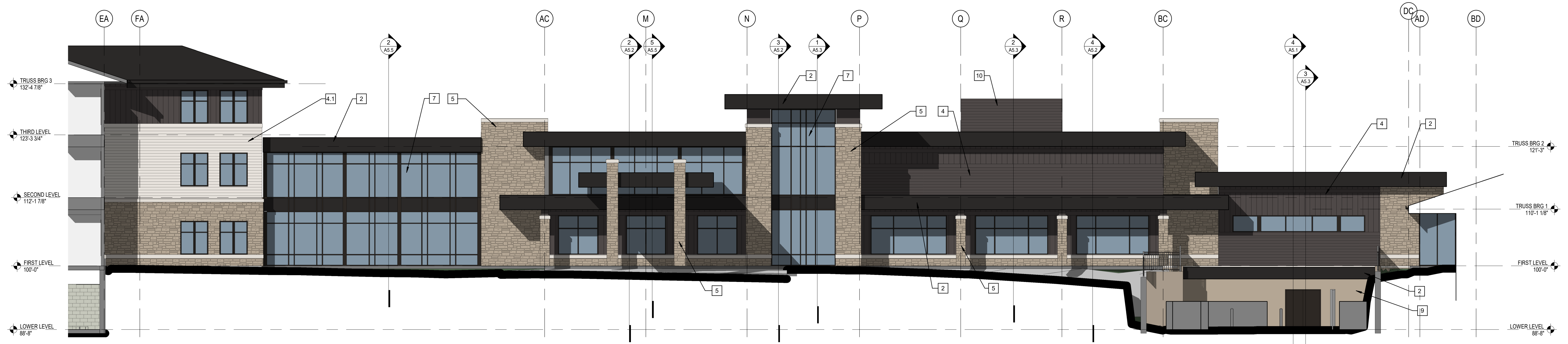


2 OVERALL WEST ELEVATION
A3.1 1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'A'
2	FASCIA - FIBER CEMENT / PREFIN. METAL
4	SIDING - VINYL / FIBER CEMENT - DARK (CHARCOAL / ESPRESSO)
4.1	SIDING - VINYL / FIBER CEMENT - LIGHT (OFF WHITE / TAN)
5	SIMULATED STONE VENEER
6	WINDOW - VINYL / FIBERGLASS (DARK BRONZE, BLACK, OR WHITE)
7	GLASS WALL SYSTEM - ALUMINUM / COMPOSITE
8	ALUMINUM PREHUNG BALCONIES
9	PAINTED CONCRETE
10	ROOFTOP MECHANICAL SCREEN



15 WEST ELEVATION - 1
A3.2 1/8" = 1'-0"



10 SOUTH ELEVATION - 1
A3.2 1/8" = 1'-0"



5 NORTH ELEVATION - 1
A3.2 1/8" = 1'-0"

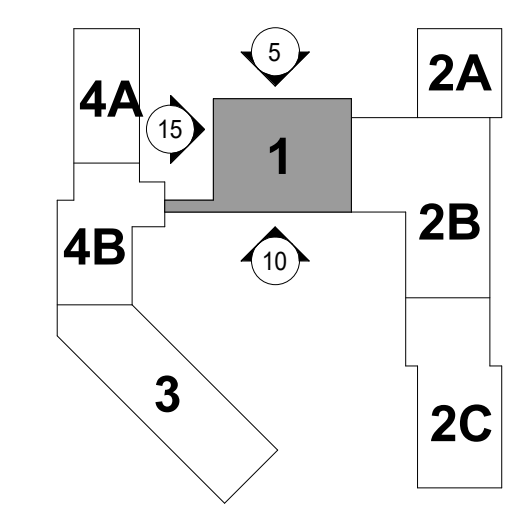
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POPE DESIGN GROUP
767 N. EUSTIS STREET, SUITE 190
ST. PAUL, MINNESOTA 55114
651.642.9200
WWW.POPEDESIGN.COM



MAVENCURX II -
POLK CITY, LLC
POLK CITY, IA



Key Plan

EXTERIOR ELEVATIONS - AREA 1

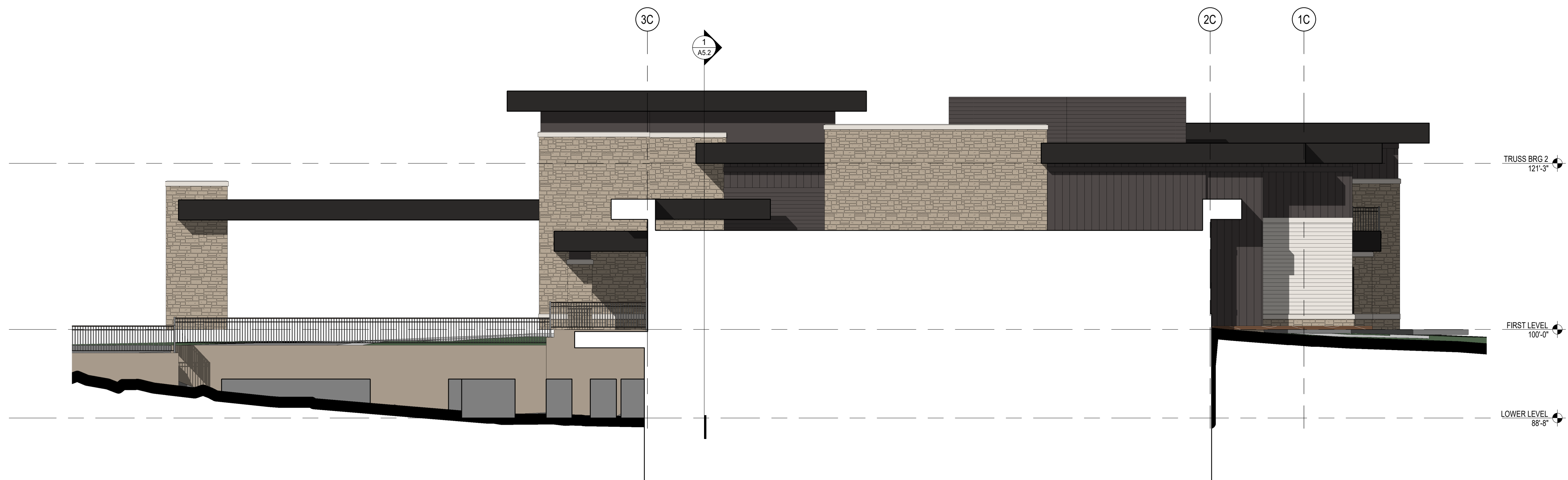
ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
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COMMISSION NO: 51825-22179
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SHEET

A3.2

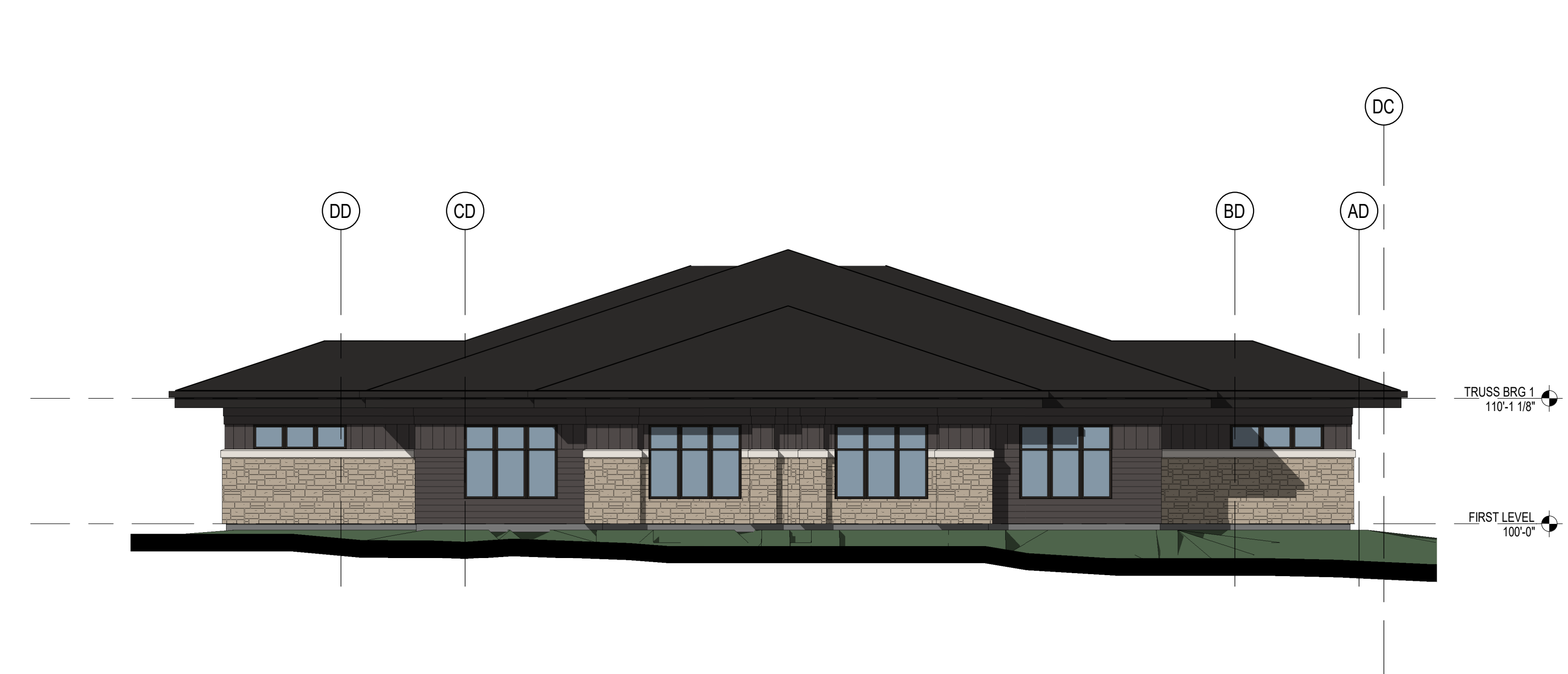
EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'A'
2	FASCIA - FIBER CEMENT / PREFIN. METAL
4	SIDING - VINYL / FIBER CEMENT - DARK (CHARCOAL / ESPRESSO)
4.1	SIDING - VINYL / FIBER CEMENT - LIGHT (OFF WHITE / TAN)
5	SIMULATED STONE VENEER
6	WINDOW - VINYL / FIBERGLASS (DARK BRONZE, BLACK, OR WHITE)
7	GLASS WALL SYSTEM - ALUMINUM / COMPOSITE
8	ALUMINUM PREHANG BALCONIES
9	PAINTED CONCRETE
10	ROOFTOP MECHANICAL SCREEN



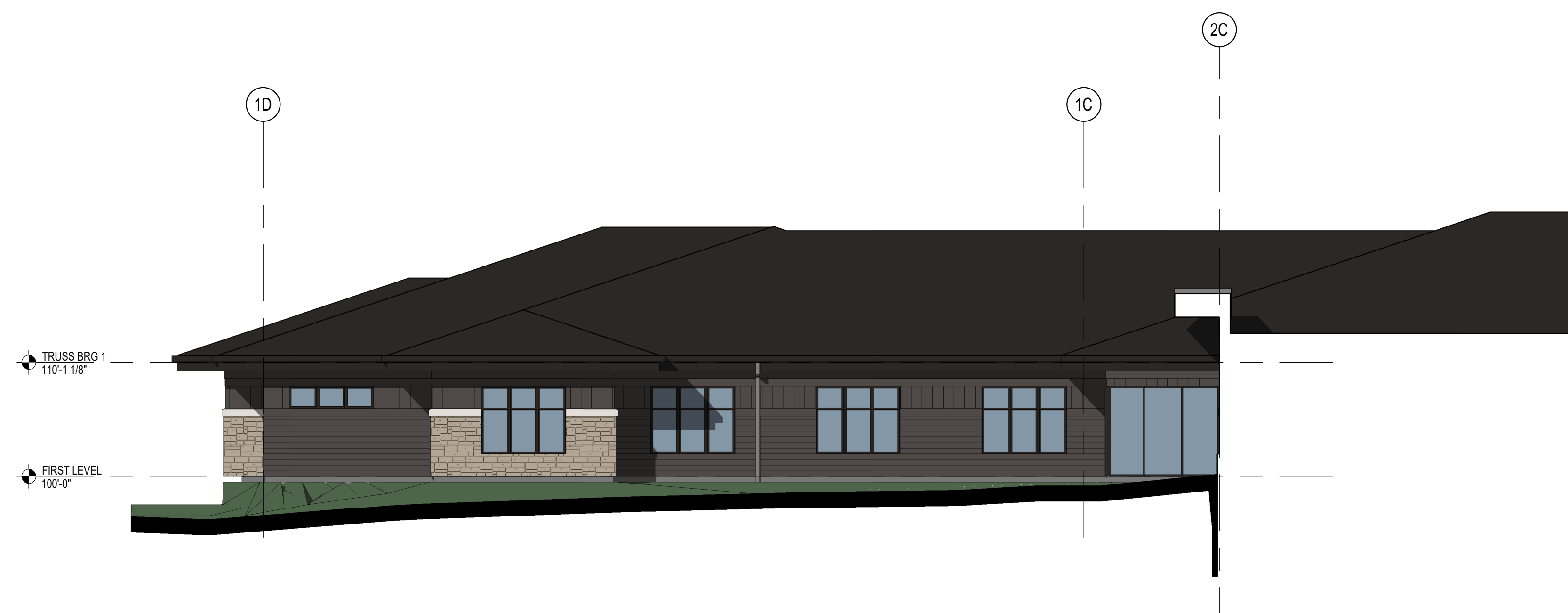
25
A3.3 EAST ELEVATION - 1
1/8" = 1'-0"



15
A3.3 EAST ELEVATION - 2A & 2B
1/8" = 1'-0"

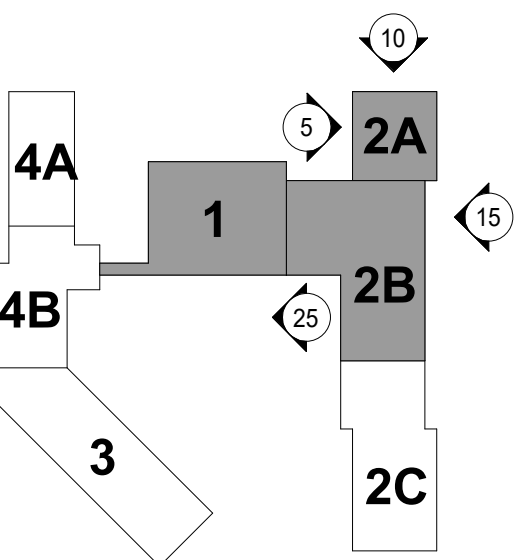


10
A3.3 NORTH ELEVATION - 2A
1/8" = 1'-0"



5
A3.3 WEST ELEVATION - 2A
1/8" = 1'-0"

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Key Plan

EXTERIOR
ELEVATIONS -
AREA 2A & 2B

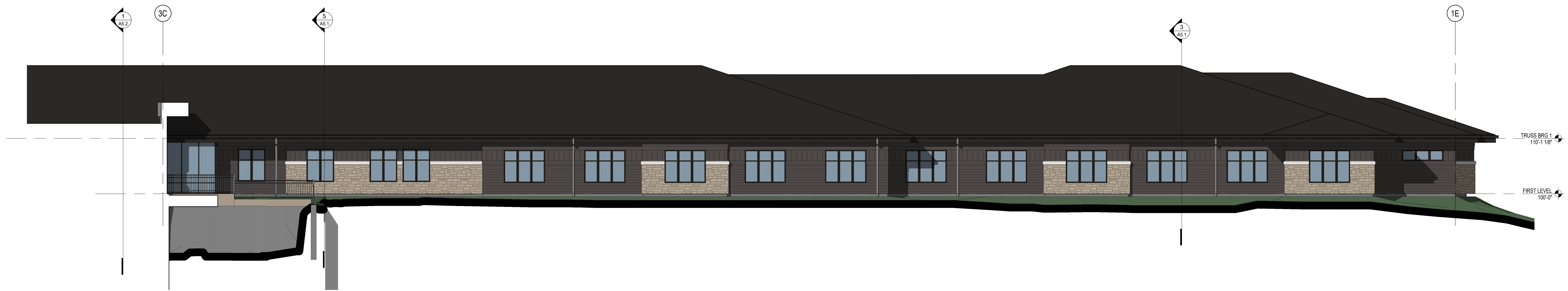
ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
2 City Submittal	2/20/23

COMMISSION NO:	51825-22179
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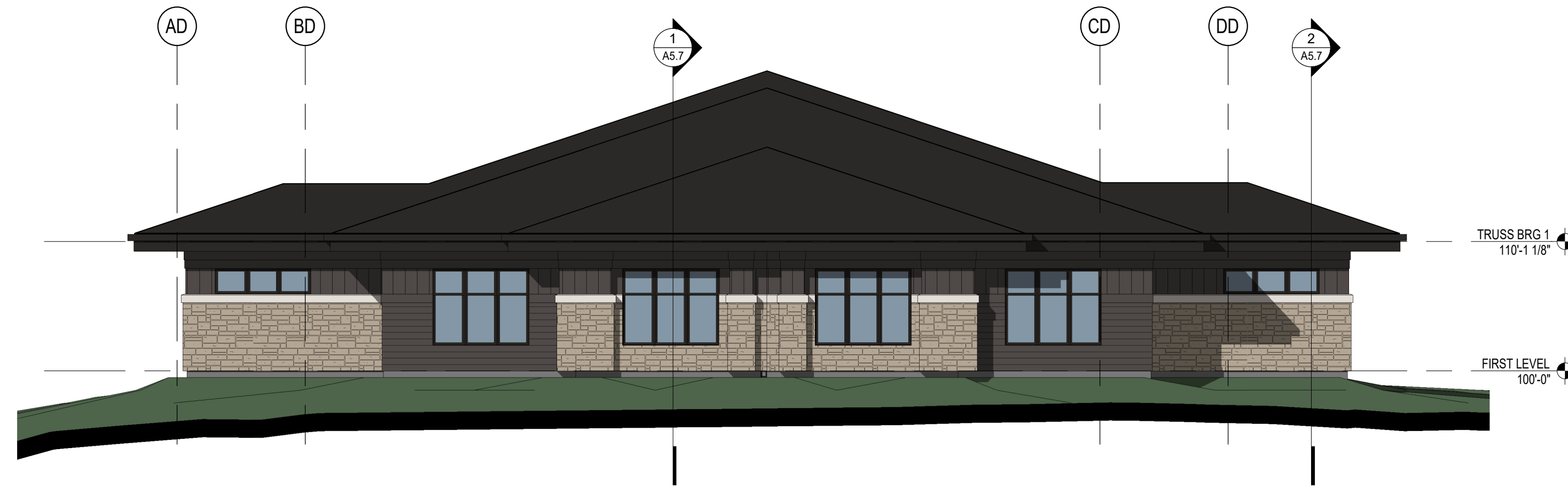
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A3.3

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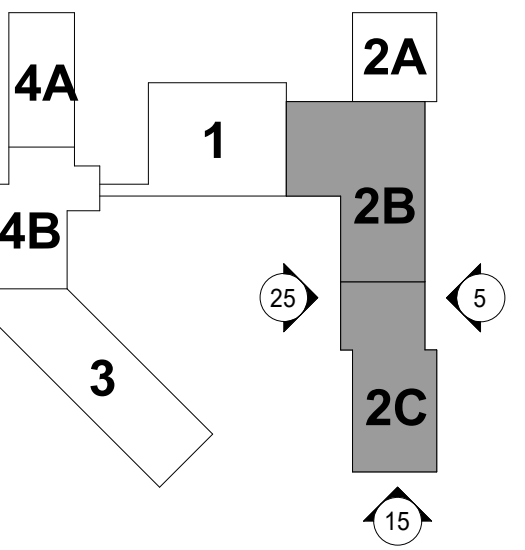


25
A3.4 WEST ELEVATION - 2A & 2B
1/8" = 1'-0"



15
A3.4 SOUTH ELEVATION - 2C
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'A'
2	FASCIA - FIBER CEMENT / PREFIN. METAL
4	SIDING - VINYL / FIBER CEMENT - DARK (CHARCOAL / ESPRESSO)
4.1	SIDING - VINYL / FIBER CEMENT - LIGHT (OFF WHITE / TAN)
5	SIMULATED STONE VENEER
6	WINDOW - VINYL / FIBERGLASS (DARK BRONZE, BLACK, OR WHITE)
7	GLASS WALL SYSTEM - ALUMINUM / COMPOSITE
8	ALUMINUM PRESHUNG BALCONIES
9	PAINTED CONCRETE
10	ROOFTOP MECHANICAL SCREEN



Key Plan

EXTERIOR
ELEVATIONS -
AREA 2A & 2B

ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
2 City Submittal	2/20/23



5
A3.4 EAST BUILDING ELEVATION - 2A & 2B
1/8" = 1'-0"

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SHEET

A3.4

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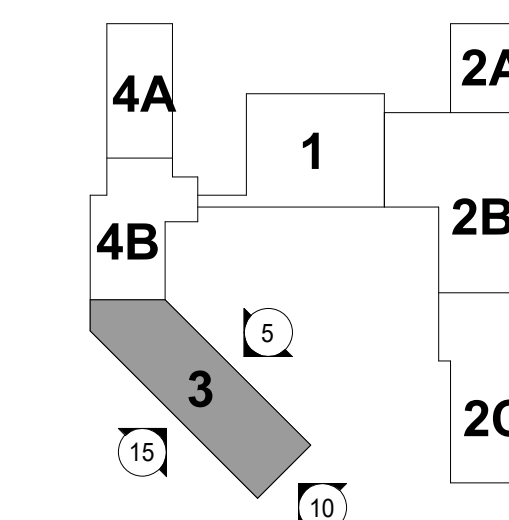


15
A3.5
SOUTHWEST ELEVATION - 3
1/8" = 1'-0"



10
A3.5
SOUTHEAST ELEVATION - 3
1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'A'
2	FASCIA - FIBER CEMENT / PREFIN, METAL
4	SIDING - VINYL / FIBER CEMENT - DARK (CHARCOAL / ESPRESSO)
4.1	SIDING - VINYL / FIBER CEMENT - LIGHT (OFF WHITE / TAN)
5	SIMULATED STONE VENEER
6	WINDOW - VINYL / FIBERGLASS (DARK BRONZE, BLACK, OR WHITE)
7	GLASS WALL SYSTEM - ALUMINUM / COMPOSITE
8	ALUMINUM FREHUNG BALCONIES
9	PAINTED CONCRETE
10	ROOFTOP MECHANICAL SCREEN



Key Plan

**EXTERIOR
ELEVATIONS -
AREA 3**

ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
2 City Submittal	2/20/23



5
A3.5
NORTHEAST ELEVATION - 3
1/8" = 1'-0"

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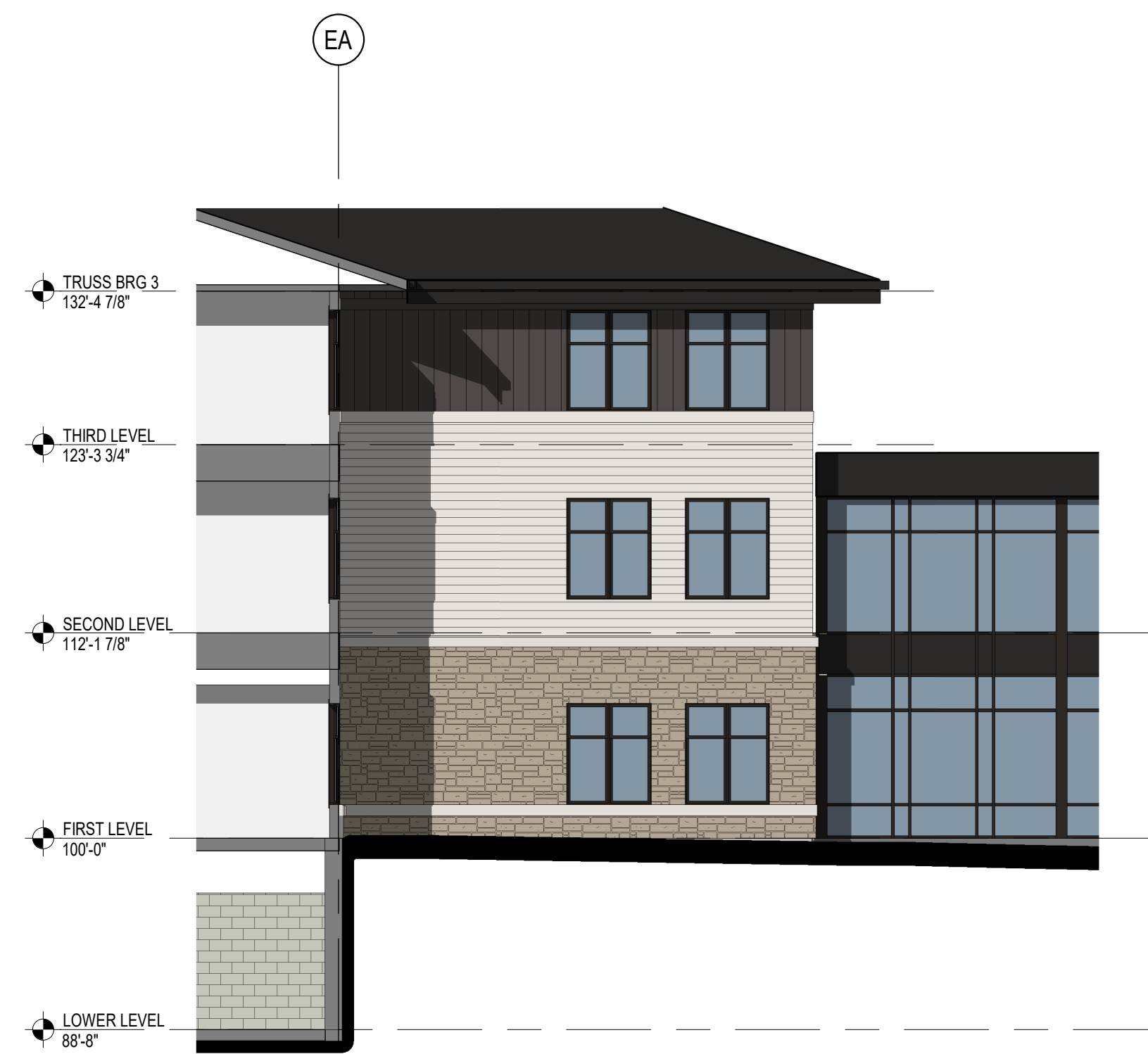
SHEET

A3.5

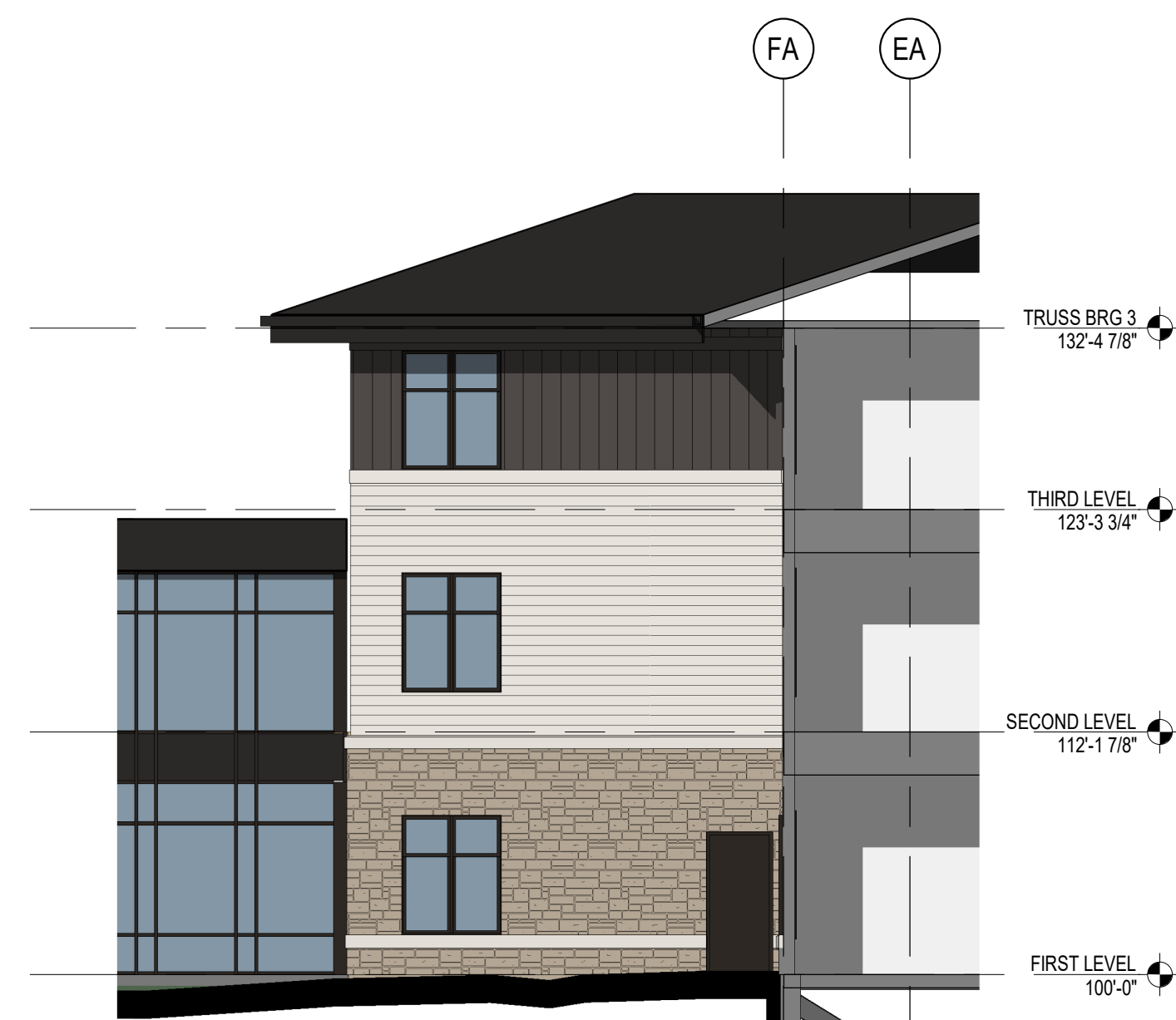
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25 EAST ELEVATION - 4A & 4B
A3.6 1/8" = 1'-0"



15 SOUTH ELEVATION - 4B
A3.6 1/8" = 1'-0"

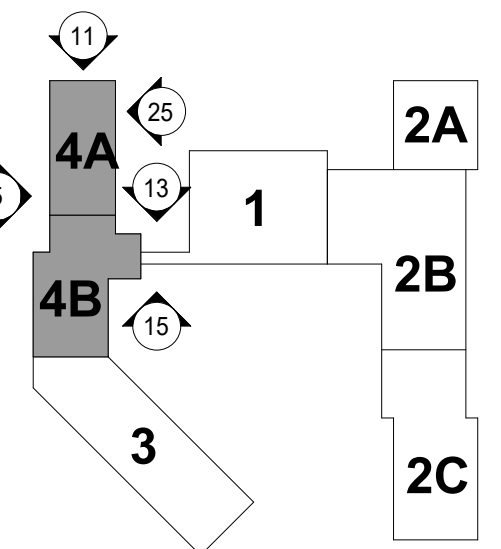


13 NORTH ELEVATION - 4B
A3.6 1/8" = 1'-0"



11 NORTH ELEVATION - 4A
A3.6 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
1	ASPHALT SHINGLES - CLASS 'A'
2	FASCIA - FIBER CEMENT / PREFIN METAL
4	SIDING - VINYL / FIBER CEMENT - DARK (CHARCOAL / ESPRESSO)
4.1	SIDING - VINYL / FIBER CEMENT - LIGHT (OFF WHITE / TAN)
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7	GLASS WALL SYSTEM - ALUMINUM / COMPOSITE
8	ALUMINUM PREHUNG BALCONIES
9	PAINTED CONCRETE
10	ROOFTOP MECHANICAL SCREEN



Key Plan

EXTERIOR
ELEVATIONS -
AREA 4A & 4B

ISSUES & REVISIONS	DATE
1 SD Package	2/14/23
2 City Submittal	2/20/23

COMMISSION NO:	51825-22179
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SHEET

A3.6



5 WEST ELEVATION - 4A & 4B
A3.6 1/8" = 1'-0"

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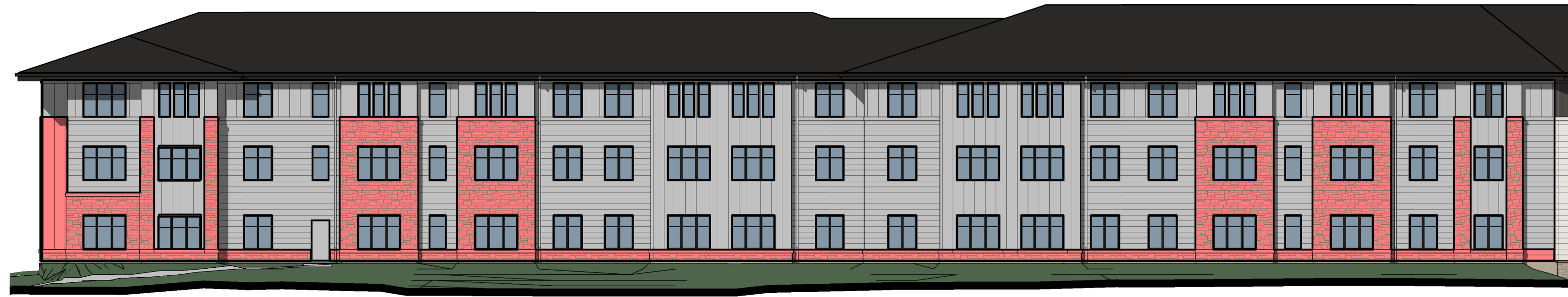
STONE TAKEOFF

ISSUES & REVISIONS	DATE
1 SD Package	2/14/23

COMMISSION NO:	51825-22179
DRAWN BY:	Author
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SHEET

A-04



2 AL WEST ELEVATION
A-04 1/16" = 1'-0"



1 IL WEST ELEVATION
A-04 1/16" = 1'-0"



3 IL SOUTH ELEVATION
A-04 1/16" = 1'-0"

SIMULATED STONE VENEER TAKEOFF		
IL West	Stone	2270
	Entire Wall	7100
		0.32 (Min 30%)
IL South	Stone	925
	Entire Wall	2926
		0.37 (Min 30%)
AL West	Stone	1915
	Entire Wall	6264
		0.30 (Min 30%)
AL/IL West and South	Stone	5100.00
	Entire Wall	15912.00
		0.32 (Min 30%)
AL North	Stone	290
	Entire Wall	1325
		0.22 (Min 15%)
AL East	Stone	635
	Entire Wall	3275
		0.19 (Min 15%)
IL East	Stone	890
	Entire Wall	4332
		0.20 (Min 15%)
AL/IL North and East	Stone	2015.00
	Entire Wall	11057.00
		0.18 (Min 15%)
TC South	Stone	1090
	Entire Wall	3465
		0.31 (Min 30%)
TC North	Stone	180
	Entire Wall	1580
		0.11 (Min 15%)
MC East	Stone	380
	Entire Wall	2325
		0.16 (Min 15%)

NOTE:
IF NOT SIMULATED STONE VENEER, THEN FIBER CEMENT SIDING.



6 IL EAST ELEVATION
A-04 1/16" = 1'-0"



5 AL EAST ELEVATION
A-04 1/16" = 1'-0"



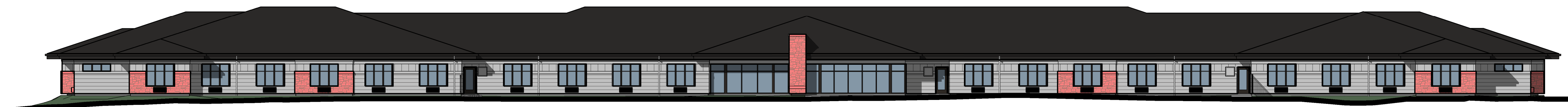
4 AL NORTH ELEVATION
A-04 1/16" = 1'-0"



7 TC NORTH ELEVATION
A-04 1/16" = 1'-0"



8 TC SOUTH ELEVATION
A-04 1/16" = 1'-0"



9 MC EAST ELEVATION
A-04 1/16" = 1'-0"

PRELIMINARY PLAT, SITE PLAN, AND FINAL PLAT REVIEW

Date: March 23, 2023

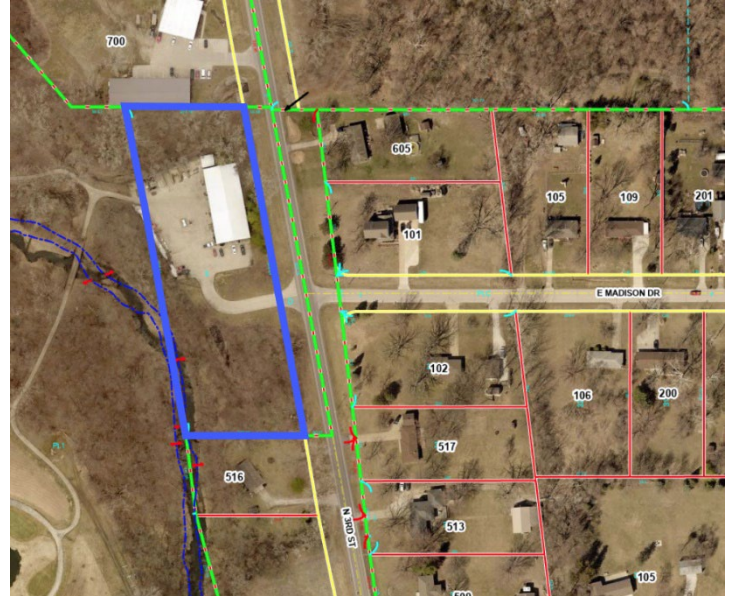
 Prepared by: Kathleen Connor
 Travis Thornburgh, P.E.

Project: Kahler Golf Maintenance Building

Project No.: 122.1488.01

GENERAL INFORMATION:

Owner:	Tournament Club of Iowa, LLC
Applicant:	Kahler Golf, LLC
Requested Action:	Approval of Preliminary Plat, Site Plan, and Final Plat
Location	West of E. Madison Drive & N. 3 rd Street Intersection
Size:	2.99 acres
Zoning:	Tournament Club of Iowa PUD with C-2 underlying zoning
Proposed Use:	Indoor Equipment Storage - Warehouse



BACKGROUND:

The subject property was developed in 2002 as Lot 3 of Tournament Club of Iowa Plat 1, as part of Tournament Club of Iowa Planned Unit Development. This planned unit development included the golf course, clubhouse, maintenance building, and surrounding residential lots. The TCI PUD was established by Ordinance No. 2002-500 which created several individual “Pods” based on the intended use of the property. The land use design criteria for the subject property, defined as Parcel 3 (Lot 3) C-2 PUD, restricts the permitted use of Parcel 3 to the following golf course-related uses: Maintenance Facility, Storage of landscaping chemicals and supplies, Storage of landscaping equipment, Control and equipment structure for irrigation, Restrooms, and Temporary Bleachers, Tents, Skyboxes, Scoreboards, communication devices, antennas, and other structures required to host a golf tournament.

The PUD ordinance includes several general site development criteria, one of which states that “when any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in Municipal Code of Polk City, the requirement of the Municipal Code shall be enforced.” In the case of Parcel 3, the regulations of the underlying C-2 zoning district shall apply.

DESCRIPTION:

On behalf of Tournament Club of Iowa LLC and Kahler Golf, LLC, McClure Engineering Company has submitted plans to split Lot 3 of TCI Plat 1 into two lots in order to sell the south half of Lot 3 for development purposes.

Kahler Golf, LLC. further proposes the construction of a new maintenance building for use in storage of equipment to maintain the Tournament Club of Iowa golf course, as well as other area golf courses which Kahler Golf manages. The building is proposed as a single-story, with a total building footprint of approximately 2,375 square feet. The building includes two large, overhead doors on the south side of the building.

The developer asked P&Z to consider waiving two of Polk City Code requirements related to Architectural Design Standards including (1) the requirement for brick or acceptable alternative in accordance with the regulations for the C-2 commercial district and (2) to allow the use of vertical steel siding which is considered an unacceptable building material in all commercial districts. On their meeting on December 19, 2022, P&Z recommended approval of this project and specifically clarified there should be no exception to city standards. The developer has since provided building elevations that show Centurion Stone in a “Georgetown” pattern, in “Kentucky” color, with the percent of stone in conformance with the Architectural Design Standards on all four sides of the building. The non-stone areas of the building will be white PP Smartside siding, in a board and batten siding with cedar texture. The revised building materials and elevations are now in compliance with Polk City’s architectural design standards. Building lights will be 26-watt LED lights in a downward-casting fixture.

The proposed building will be serviced by a parking lot located on the south side of the proposed building. Plant materials will be installed as part of the site plan to meet Polk City’s parkway, open space, and screening requirements. A detention basin is proposed, to be located outside the FEMA floodplain, in the southernmost portion of the property. The developer requests that construction of the required 5’ sidewalk along N. 3rd Street in front of both lots be deferred until such time that the City of Polk City deems it appropriate. City Staff is in concurrence with this request.

There will be no outdoor storage of equipment or materials, as specifically noted on the Site Plan, since no such outdoor storage area with required screening is designated on the Site Plan.

REVIEW COMMENTS:

1. All review comments on the Site Plan and Preliminary Plat have been addressed, including the developer’s provision of revised building elevations with materials in compliance with applicable architectural design standards.
2. Revised and signed legal documents have provided, including:
 - a. Storm Water Management Facility Maintenance Covenant and Permanent Easement
 - b. Sidewalk Easement
 - c. Parkway Easement
 - d. Ingress/Egress Easement
 - e. Record of Lot Tie Agreement

- f. Agreement to Install Sidewalk
- g. Platting legal documents including Title Opinion, Consent to Plat by Owner, Consent to Plat by Mortgage Holder if any, and Certificate of Treasurer.

RECOMMENDATION:

Based on the approval by the City Attorney, P&Z and staff recommend approval of the Preliminary Plat and Final Plat for Kahler Golf Plat 1, and the Site Plan for Kahler Golf Maintenance Building. This approval shall be subject to the following:

1. The developer's recordation of the Final Plat, including all easements and agreements, prior to issuance of a Building Permit for any lot within this plat.
2. The developer shall provide a list of potential hazardous materials that may be stored in the buildings for review by the Fire Chief prior to issuance of a building permit.
3. Payment in full of all fees and professional billings.

KAHLER GOLF PLAT 1 PRELIMINARY PLAT POLK CITY, IOWA



making lives better

1360 NW 121ST Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

NOTICE:
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APPLICANT:

KAHLER GOLF LLC
10325 HIDDEN VALLEY DRIVE
JOHNSTON, IA 50131
480-415-5951
ATTN: STEPHEN KAHLER

ENGINEER:

MCCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
515.964.1229
ATTN: TRENT SMITH

SURVEYOR:

MCCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
515.964.1229
ATTN: PATRICK SHELQUIST

AREA SUMMARY:

TOTAL AREA: 2.99± ACRES / 130,010 SF

LEGAL DESCRIPTION

(PER WARRANTY DEED IN BOOK 14430, PAGE 685)

LOT 3 IN TOURNAMENT CLUB OF IOWA PLAT 1, AN OFFICIAL PLAT IN POLK CITY, POLK COUNTY, IOWA

DEVELOPMENT SCHEDULE

KAHLER GOLF PLAT 1 IS TO BE BUILT IN ONE PHASE:

ESTIMATED CONSTRUCTION START: SPRING 2023
ESTIMATED CONSTRUCTION FINISH: SUMMER 2023

PROPERTY OWNER:

TOURNAMENT CLUB OF IOWA LLC
1000 TRADITION DRIVE
POLK CITY, IOWA 50226
ATTN: STEPHEN KAHLER

ZONING:

PUD - PLANNED UNIT DEVELOPMENT
PARCEL 3 (LOT 3) C-2 PUD AS DEFINED BY ORDINANCE 2002-500

BUILDING SETBACKS:

FRONT YARD - 30 FT
SIDE YARD - 7 FT
REAR YARD - 35 FT

DEVELOPMENT SUMMARY:

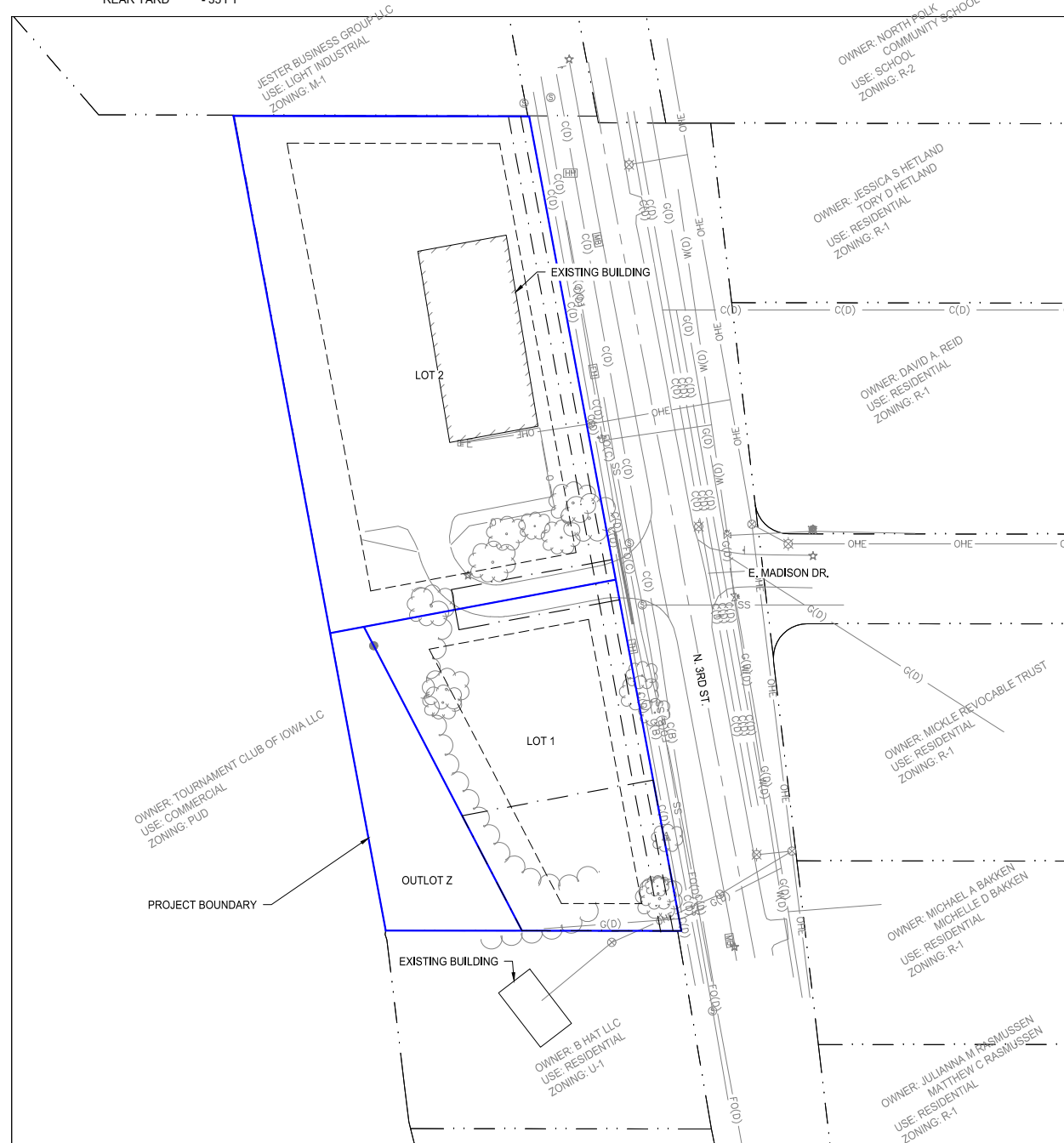
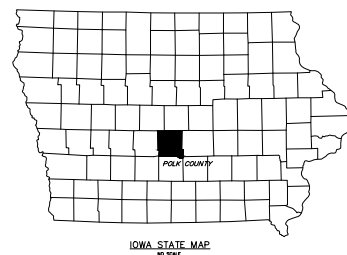
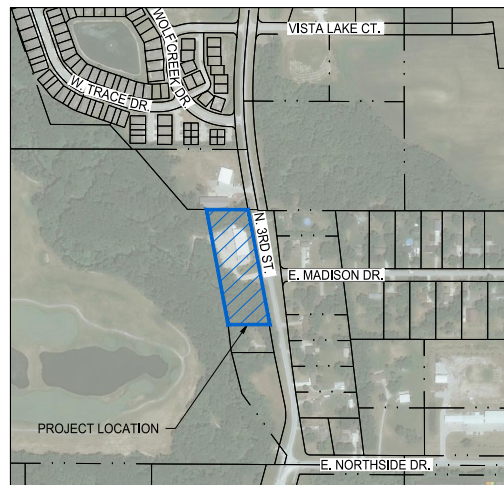
PROPOSED KAHLER GOLF MAINTENANCE BUILDING - LOT 1
EXISTING TOURNAMENT CLUB OF IOWA LLC - LOT 2
ARMY CORP FLOWAGE - OUTLOT Z

UTILITY SOURCE

WATER: CITY OF POLK CITY
SANITARY SEWER: CITY OF POLK CITY

GENERAL NOTES

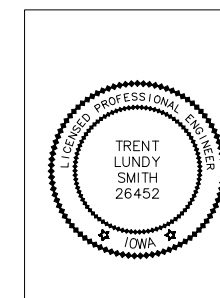
- NO BUILDING SHALL BE ERECTED WITHIN TWENTY-FIVE FEET OF ANY MAJOR DRAINAGE WAY, STORMWATER DETENTION BASIN, OR POND AREAS SUBJECT TO FLOODING.
- ALL UTILITY SERVICES SHALL BE CONSTRUCTED AS UNDERGROUND SERVICES.
- PRIMARY AND SECONDARY USES FOR LOTS 1 AND 2 SHALL BE FOR STORAGE.



SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	GN-01	COVER SHEET
02	SP-01	GENERAL LAYOUT & DIMENSION PLAN
03	GR-01	GRADING PLAN

SUBMITTAL AND REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	10/20/2022	CITY SUBMITTAL #1
2	12/09/2022	CITY SUBMITTAL #2
3	01/04/2023	CITY SUBMITTAL #3
4	03/10/2023	CITY SUBMITTAL #4

ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY POLK CITY EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.

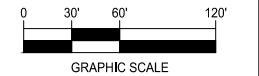


I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

TRENT LUNDY SMITH, PE NO. 26452 DATE: _____
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022
PAGES OR SHEETS COVERED BY THIS SEAL: _____

PRELIMINARY

COVER SHEET



KAHLER GOLF PLAT 1
PRELIMINARY PLAT
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

ENGINEER: T. SMITH DRAWN BY: J. ALVAREZ
CHECKED BY: FIELD BOOK NO.:

DRAWING NO. SHEET NO.
GN-01 01 / 03



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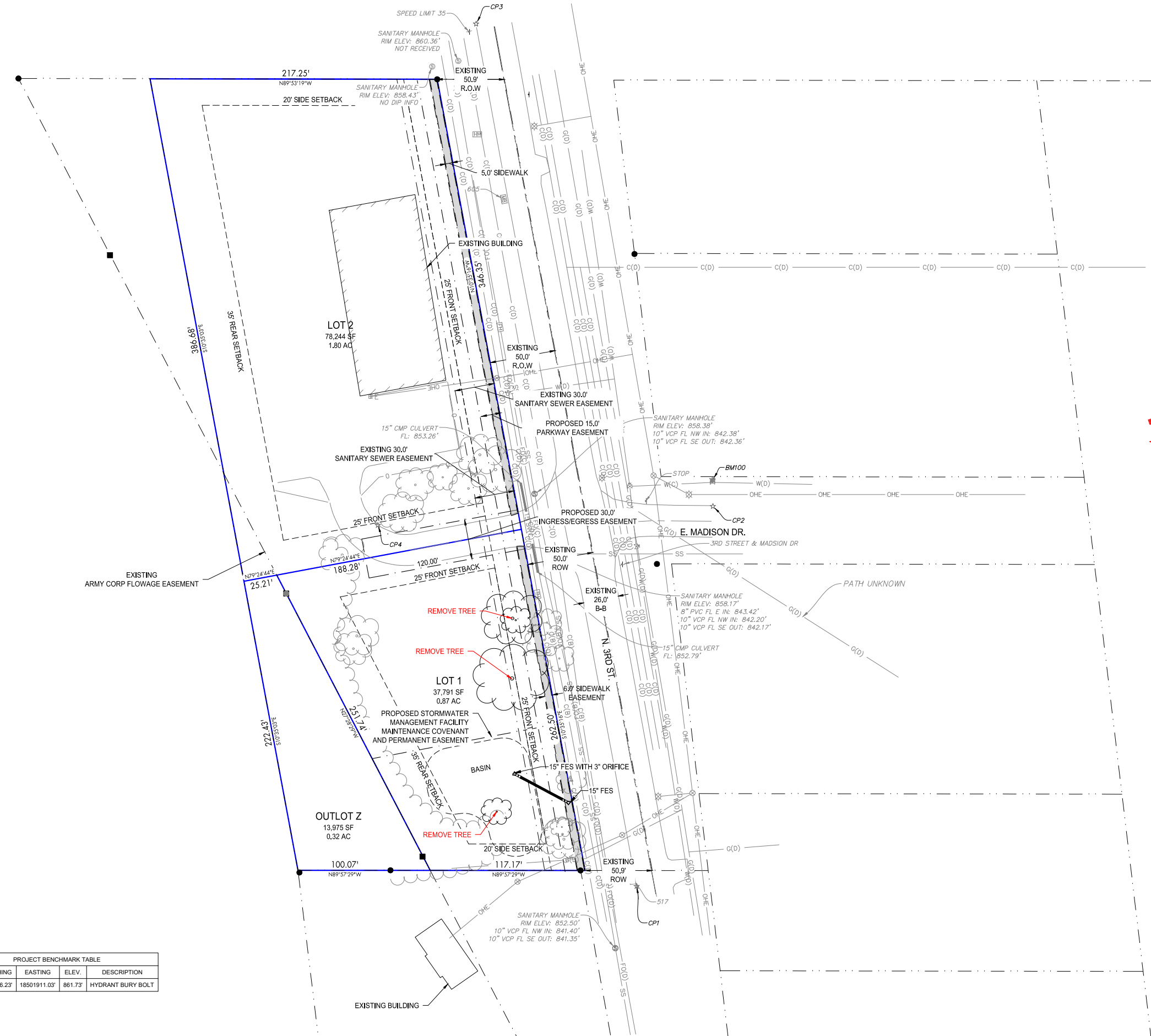
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1360 NW 121st Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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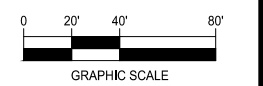
PRELIMINARY



GENERAL LAYOUT & DIMENSION PLAN



NORTH



GRAPHIC SCALE

KAHLER GOLF PLAT 1
PRELIMINARY PLAT

POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

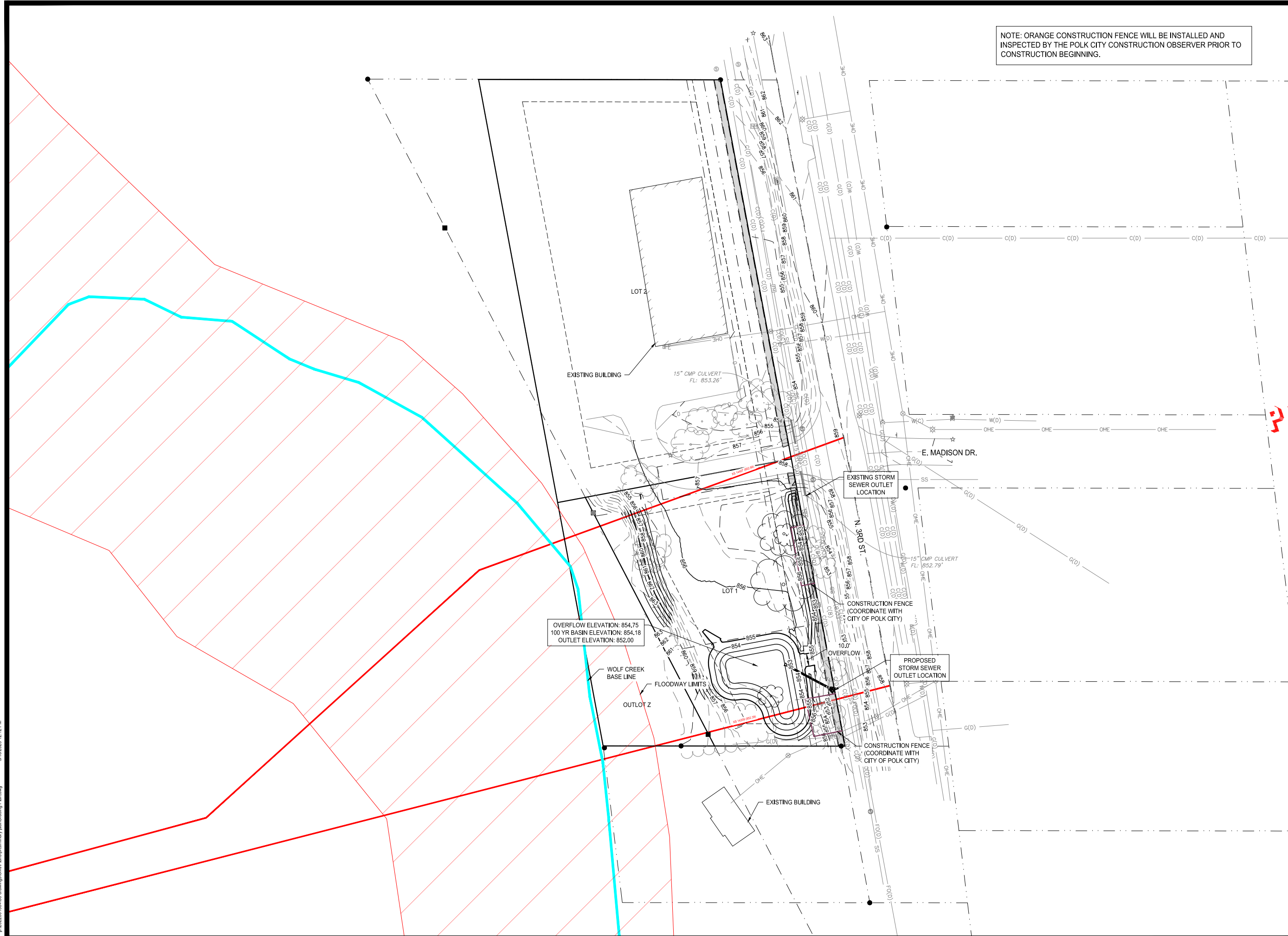
ENGINEER: T. SMITH
DRAWN BY: J. ALVAREZ
CHECKED BY: FIELD BOOK NO.

DRAWING NO. SP-01
SHEET NO. 02 / 03

PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7557078.89'	18501853.46'	857.52'	MAG NAIL
2	7557366.24'	18501911.13'	860.33'	MAG NAIL
3	7557731.15'	18501731.98'	862.82'	MAG NAIL
4	7557351.94'	18501657.85'	856.54'	CUT X

PROJECT BENCHMARK TABLE				
BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
100	7557386.23'	18501911.03'	861.73'	HYDRANT BURY BOLT

p:\2022\2001304\06-drawings\Civil\Plans\preliminary\plat\General Layout & Dimension Plan.dwg 3/10/2023 12:12 PM



NOTE: ORANGE CONSTRUCTION FENCE WILL BE INSTALLED AND INSPECTED BY THE POLK CITY CONSTRUCTION OBSERVER PRIOR TO CONSTRUCTION BEGINNING.

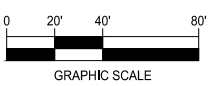
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 Clive, Iowa 50325
 515-964-1229
 fax 515-964-2370

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PRELIMINARY

GRADING PLAN



**KAHLER GOLF PLAT 1
 PRELIMINARY PLAT**
 POLK CITY, IOWA
 2022001304
 OCTOBER 20, 2022

REVISIONS
 12.09.2022
 01.04.2023
 02.17.2023

ENGINEER: T. SMITH
 DRAWN BY: J. ALVAREZ
 CHECKED BY: -
 FIELD BOOK NO.:

DRAWING NO. **GR-01**
 SHEET NO. **03 / 03**

P:\2022\2001304\06-drawings\Civil\Plans\preliminary plat\Grading Plan.dwg 3/10/2023 12:12 PM

KAHLER GOLF PLAT 1 POLK CITY, IOWA FINAL PLAT

INDEX LEGEND	
CITY:	POLK CITY
COUNTY:	POLK
SUBDIVISION:	TOURNAMENT CLUB OF IOWA PLAT 1
LOT:	LOT 3
PROPRIETOR:	TOURNAMENT CLUB OF IOWA LLC
REQUESTED BY:	KAHLER GOLF LLC
SURVEYOR:	PATRICK SHELQUIST
COMPANY:	McCLURE
RETURN TO:	PATRICK SHELQUIST 335 SE ORALABOR ROAD ANKENY, IOWA 50021 / 515-512-1361

OWNERS:
TOURNAMENT CLUB OF IOWA LLC
1000 TRADITION DRIVE
POLK CITY, IOWA 50226-1221
(480) 415-5951
SKAHLER@TCOFIOWA.COM
ATTN: STEPHEN KAHLER

SETBACK SUMMARY:
FRONT=25'
SIDE=20'
REAR=35'

LEGAL DESCRIPTION:
(PER WARRANTY DEED IN BOOK 14430, PAGE 685)

ENGINEER:
MCCLURE
1360 NW 121ST STREET
CLIVE, IOWA 50325
(515) 964-1229 x 2040
TSMITH@MCCLUREVISION.COM
ATTN: TRENT SMITH

ZONING:
PUD - PLANNED UNIT DEVELOPMENT

AREA SUMMARY:
2.99 ACRES / 130,010 SQ. FEET

LOT 3 IN TOURNAMENT CLUB OF IOWA PLAT 1, AN OFFICIAL PLAT IN POLK CITY, POLK COUNTY, IOWA

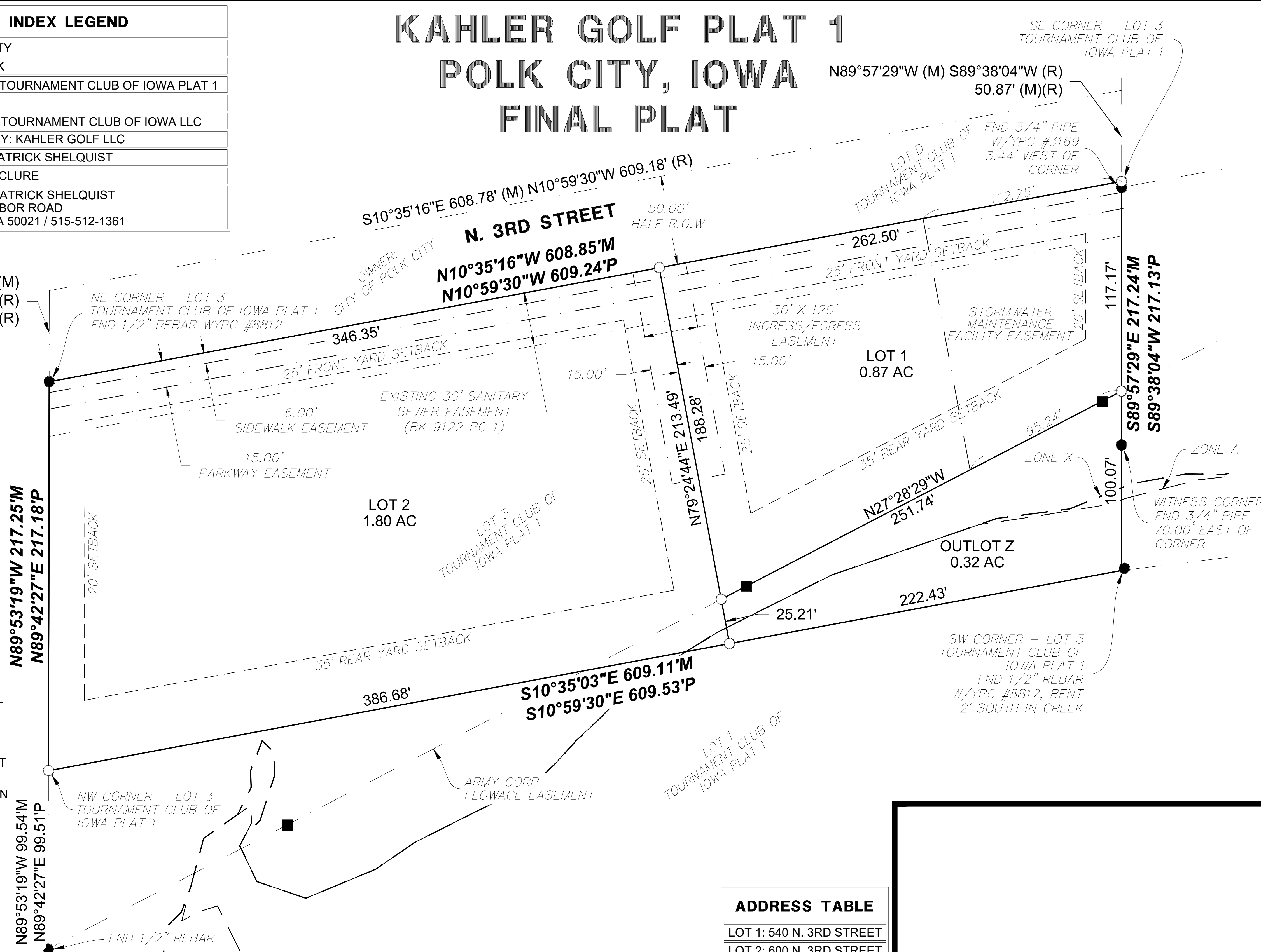
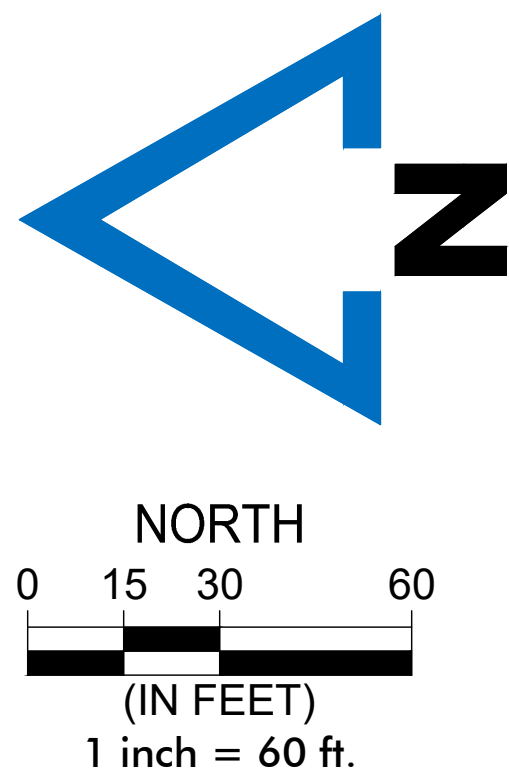
FLOOD PLAIN INFORMATION:

PANEL: 1915C0040F
EFFECTIVE DATE: 2/1/2019
ZONE(S): ZONE A - SPECIAL FLOOD HAZARD AREA WITHOUT A BASE FLOOD ELEVATION & ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE

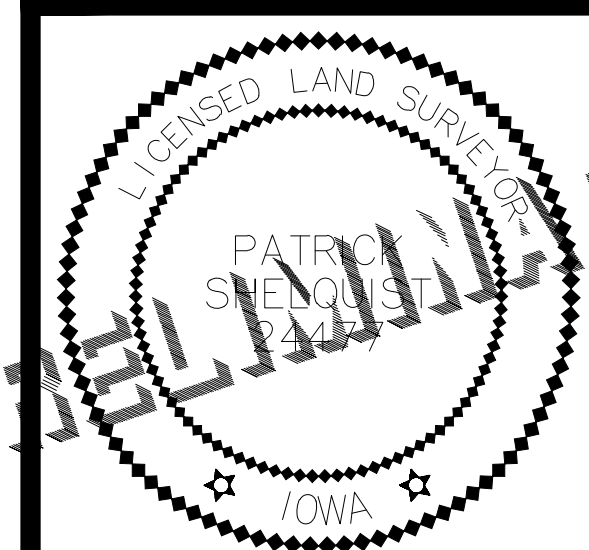
GENERAL NOTES:

- 1) ALL UTILITY SERVICES SHALL BE CONSTRUCTED AS UNDERGROUND SERVICES.
- 2) PRIMARY AND SECONDARY USE OF LOTS 1 & 2: STORAGE & EQUIPMENT RENTAL
- 3) LOT 1 AND LOT 2 SHALL COMPLY WITH REGULATIONS OF PARCEL 3 (LOT 3) C-2 PUD AS DEFINED BY ORDINANCE 2002-500, INCLUDING PERMITTED USE OF THE STRUCTURE AND PROPERTY.
- 4) THERE SHALL BE NO OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS ON LOT 1 OR OUTSIDE THE SCREENING FENCE ON LOT 2
- 5) THE MAILBOX SHALL SERVE BOTH LOT 1 & LOT 2 AND WILL NOT BE PERMITTED IN THE R.O.W FOR N. 3RD STREET.

GENERAL LEGEND	
—	SURVEY BOUNDARY
---	PROPOSED LOT
---	EXIST PROPERTY LINE
---	SETBACK LINE
---	PROPOSED EASEMENT
---	EXIST EASEMENT
MONUMENTS FOUND:	
●	1/2" REBAR W/YPC #8812 (UNLESS NOTED OTHERWISE)
■	3/4" REBAR
MONUMENTS SET:	
○	1/2" REBAR W/RPC #24477 (UNLESS NOTED OTHERWISE)
✕	CUT X
FND	FOUND
BK, PG	BOOK AND PAGE
(M), (R)	MEASURED, RECORDED
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT



ADDRESS TABLE	
LOT 1:	540 N. 3RD STREET
LOT 2:	600 N. 3RD STREET



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PATRICK SHELQUIST
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
DATE SURVEYED: 09/22/2022

KAHLER GOLF PLAT 1
FINAL PLAT

ENGINEER T. SMITH	DRAWN BY S. KAISER	REVISIONS 12/2/2022 1/4/2023	POLK CITY, IOWA POLK COUNTY SEC. 36-81-25 2022001304 10/20/2022
SURVEYOR P. SHELQUIST	CREW CHIEF W. RIORDAN		

SHEET NO.
01/01

335 SE Oralabor Road
Ankeny, Iowa
515-512-1361
fax 515-964-2370

DRAWING PATH: P:\2022001304\06-Drawings\Survey\Final\Plat_2022001304.dwg PLOT DATE: 01/13/2023 4:08 PM PLOTTED BY: JOSE ALVAREZ

KAHLER GOLF MAINTENANCE BUILDING

SITE PLAN

POLK CITY, IOWA



making lives better

1360 NW 121ST. Street
Clive, Iowa 50325
515-964-1229
fax 515-964-2370

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APPLICANT:

KAHLER GOLF LLC
10325 HIDDEN VALLEY DRIVE
JOHNSTON, IOWA 50131
480.415.5951
ATTN: STEPHEN KAHLER

ENGINEER/ SURVEYOR:

MCCLURE ENGINEERING COMPANY
1360 NW 121ST STREET
CLIVE, IOWA 50325
515.964.1229
ATTN: TRENT SMITH

SITE ADDRESS:

540 N. 3RD STREET

PARKING:

VEHICLE PARKING REQUIREMENTS:
1 SPACE / 400 SF (SALES AND RENTAL OF GOODS AND MERCHANDISE FOR LOW-VOLUME TRAFFIC)
REQUIRED: 2375 / 400 = 6 SPACES
PROVIDED: VEHICLE SPACES = 5
ADA SPACES = 1 SPACES
TOTAL SPACES PROVIDED = 6 SPACES

DEVELOPMENT SUMMARY:

GROSS LAND AREA: =37,791 S.F. (0.87 AC.)
PROJECT IMPERVIOUS AREA:
PAVING AREA =8,873± S.F. (23.5%)
BUILDING AREA =2,375± S.F. (6.3%)
TOTAL =11,312± S.F. (29.8%)
PROJECT OPEN SPACE:
PROVIDED = 26,470± S.F. (70.2%)
DISTURBED AREA = 28,236± S.F. (0.65 AC.)

PROPERTY OWNER:

TOURNAMENT CLUB OF IOWA LLC
1000 TRADITION DRIVE
POLK CITY, IOWA 50226
ATTN: STEPHEN KAHLER

EXISTING ZONING:

PUD - PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION:

LOT 1 - KAHLER GOLF PLAT 1

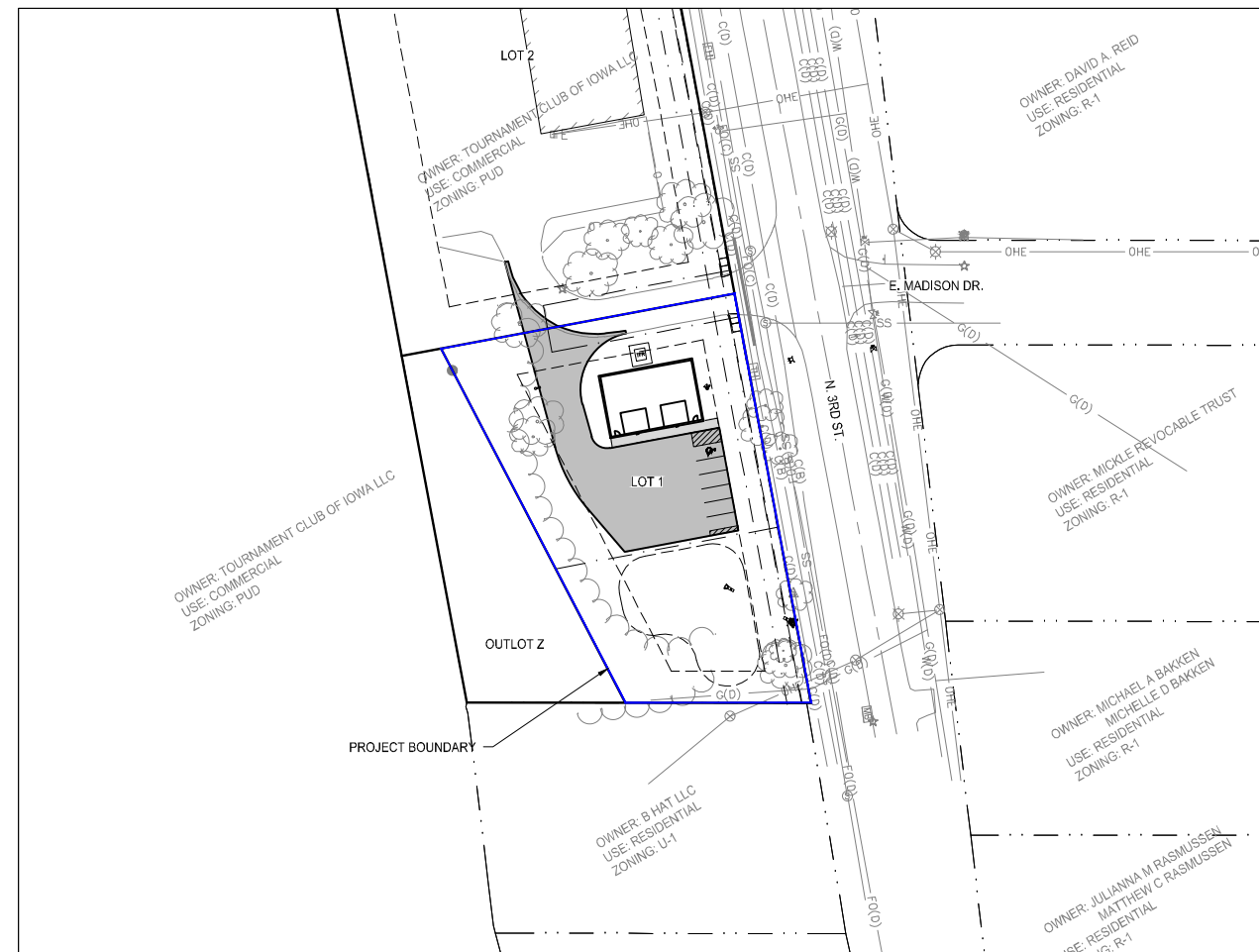
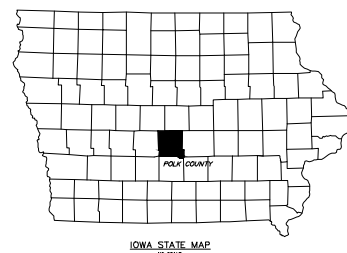
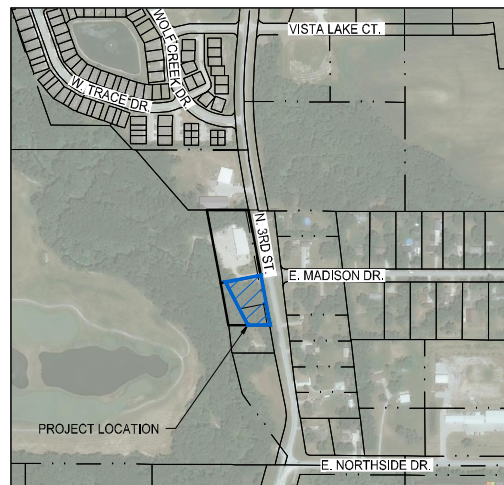
BUILDING SUMMARY:

BUILDING PRIMARY AND SECONDARY USES: STORAGE

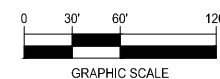
TOTAL NUMBER OF BUILDINGS = 1
TOTAL NUMBER OF STORIES = 1
TOTAL BUILDING S.F. = 2,375 ± S.F.

BUILDING SCHEDULE:

ESTIMATED CONSTRUCTION START: SPRING 2023
ESTIMATED CONSTRUCTION FINISH: SUMMER 2023



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY POLK CITY EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.



SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	GN-01	COVER SHEET
02	GN-02	GENERAL NOTES & LEGEND
03	EX-01	EXISTING CONDITIONS
04	SP-01	OVERALL SITE PLAN
05	GR-01	GRADING & EROSION CONTROLS
06	UT-01	UTILITY PLAN
07	HC-01	HYDRANT COVERAGE MAP
08	LI-01	LIGHTING PLAN
09	LI-02	LIGHTING CUTSHEETS
10	LI-03	LIGHTING CUTSHEETS
11	LA-01	LANDSCAPE PLAN
12	LA-02	LANDSCAPE NOTES AND DETAILS
13	DT-01	DETAILS

SUBMITTAL AND REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	10/20/2022	CITY SUBMITTAL #1
2	12/09/2022	CITY SUBMITTAL #2
3	01/04/2023	CITY SUBMITTAL #3
4	03/10/2023	CITY SUBMITTAL #4

LI-CENSED PROFESSIONAL ENGINEER

TRENT LUNDY SMITH

26452

IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

TRENT LUNDY SMITH, PE NO. 26452 DATE: _____

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2022

PAGES OR SHEETS COVERED BY THIS SEAL: _____

PRELIMINARY

COVER SHEET

KAHLER GOLF MAINTENANCE BUILDING
SITE PLAN
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

ENGINEER: T. SMITH DRAWN BY: J. ALVAREZ
CHECKED BY: FIELD BOOK NO.:

DRAWING NO. SHEET NO.
GN-01 01 / 13

GENERAL LEGEND

EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED	EXISTING / PROPOSED
SS	SS	SANITARY SEWER MAIN	⊙
SS	SS	SANITARY SEWER SERVICE	⊙
FM	FM	SANITARY SEWER FORCE MAIN	⊙
ST	ST	STORM SEWER MAIN OR CULVERT	⊙
ST	ST	SECONDARY STORM SEWER MAIN	⊙
ST	ST	SECONDARY STORM SEWER SERVICE	⊙
W	W	WATER MAIN	⊙
W	W	WATER SERVICE	>
E	E	UNDERGROUND ELECTRIC	⊙
OHE	OHE	OVERHEAD ELECTRIC	⊙
T	T	UNDERGROUND TELEPHONE	⊙
FO	FO	UNDERGROUND FIBER OPTIC	⊙
TV	TV	UNDERGROUND CABLE TV	⊙
G	G	GAS MAIN OR SERVICE	⊙
		CONTOUR LINES INTERMEDIATE	⊙
		CONTOUR LINES INDEX	⊙
		PROPERTY LINE / LOT LINE	⊙
		SECTION LINE	⊙
		EASEMENT	⊙
		GUARD RAIL	⊙
X	X	FIELD FENCE	⊙
		CHAIN LINK FENCE	⊙
		WOODEN FENCE	⊙
		ROAD CENTERLINE	⊙
		GRADING LIMITS	⊙
		CONSTRUCTION LIMITS	⊙
AG	AG	AG LINE	⊙
		WATERWAY FLOWLINE	⊙
		TOP OF SLOPE	⊙
		BOTTOM OF SLOPE	⊙
X	X	SILT FENCE	⊙
		SANITARY SEWER MANHOLE	⊙
		SANITARY SEWER CLEANOUT	⊙
		AIR RELEASE MANHOLE/DRAIN MANHOLE	⊙
		STORM SEWER MANHOLE	⊙
		STORM SEWER CLEANOUT	⊙
		STORM SEWER INTAKE	⊙
		STORM SEWER BEEHIVE INTAKE	⊙
		FLARED END SECTION	⊙
		FIRE HYDRANT	⊙
		WATER VALVE	⊙
		WATER VALVE MANHOLE	⊙
		CURB STOP	⊙
		WATER METER MANHOLE	⊙
		YARD HYDRANT	⊙
		ELECTRIC MANHOLE / VAULT	⊙
		ELECTRIC PEDESTAL / TRANSFORMER	⊙
		OUTDOOR ELECTRIC POWER OUTLET	⊙
		POWER POLE	⊙
		POWER POLE w/ STREET LIGHT	⊙
		STREET LIGHT POLE	⊙
		GUY WIRE	⊙
		TRAFFIC SIGNAL	⊙
		TRAFFIC SIGNAL BOX	⊙
		TRAFFIC SIGNAL MANHOLE / VAULT	⊙
		RAILROAD CROSSING SIGNAL	⊙
		TELEPHONE MANHOLE / VAULT	⊙
		TELEPHONE PEDESTAL	⊙
		CABLE TV MANHOLE / VAULT	⊙
		CABLE TV PEDESTAL	⊙
		GAS VALVE	⊙
		BOLLARD (BUMPER POST)	⊙
		ROADWAY SIGN	⊙
		MAILBOX	⊙
		WELL	⊙
		DECIDUOUS TREE	⊙
		EVERGREEN TREE	⊙
		SHRUB OR BUSH	⊙
		TREE OR SHRUB LINE	⊙
		STUMP	⊙
		MONITORING WELL	⊙
		SOIL BORINGS	⊙
		FLAG POLE	⊙
		SATELLITE DISH	⊙
		SLOPE INDICATORS	⊙
		CONTROL POINT	⊙
		BENCH MARK	⊙
		SECTION CORNER	⊙
		IRON PIN SET	⊙
		IRON PIN FOUND	⊙
		DRAWING NUMBER	⊙

ABBREVIATIONS

T/S	TOP OF SLAB
BC	BACK OF CURB
TC	TOP OF CURB
FL	FLOWLINE
CL	CENTERLINE
C	CUT
F	FILL
⊙	OFFSET
TOP	TOP OF SLOPE
BOT	BOTTOM OF SLOPE
EP	EDGE OF PAVING

GENERAL NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
- CONTRACTOR TO CONFINE OPERATIONS TO PERMANENT AND TEMPORARY EASEMENTS AND DEVELOPER OWNED PROPERTY.
- ALL TREES AND SHRUBS SHALL BE PROTECTED UNLESS DESIGNATED FOR REMOVAL IN THE PLANS.
- CONTRACTOR SHALL SUBMIT ALL SUBGRADE AND PAVING MATERIAL TEST RESULTS TO THE PROJECT ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING AND MAINTAINING A SET OF RECORD DRAWINGS. RECORD DRAWINGS SHALL SHOW ALL CHANGES TO PLANS, AND REPRESENT THE AS-BUILT CONDITION. SUBMIT RECORD DRAWINGS TO ENGINEER PRIOR TO FINAL PAYMENT. ALL PIPE ENDS, UTILITY SERVICES AND CONDUIT ENDS SHALL BE MARKED WITH STEEL FENCE POSTS.
- THE PLANS SHOW UTILITIES LOCATED WITHIN THE LIMITS OF THE WORK UNDER THIS CONTRACT. THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS IS IN NO WAY IMPLIED OR GUARANTEED. THE CONTRACTOR SHALL OBTAIN THE LOCATION OF THE UTILITIES AND SERVICES FROM THE VARIOUS PUBLIC UTILITY COMPANIES BEFORE BEGINNING ANY EXCAVATION AND WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO SAID UTILITIES AND SERVICES RESULTING FROM HIS OPERATIONS. ADDITIONAL COMPENSATION WILL NOT BE ALLOWED FOR THIS WORK AND SHALL BE CONSIDERED INCIDENTAL TO OTHER AREAS OF WORK.
- AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENT AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT POLK CITY TO OBTAIN APPLICABLE CITY PERMITS THAT MAY BE NECESSARY.
- ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH POLK CITY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS AND THE STATEWIDE URBAN DESIGN SPECIFICATIONS.
- RECONNECT ANY FIELD TILE THAT ARE INTERCEPTED DURING UTILITY CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- PROVIDE 1" EXPANSION MATERIAL WHERE CONCRETE IS POURED AGAINST BUILDING OR STRUCTURES. SET PRE-MOLDED MATERIAL TIGHT AGAINST BUILDING AND/OR STRUCTURES TO ELIMINATE VOIDS.
- ALL H/C RAMPS IN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN ACCORDANCE W/THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG), AND IOWA CODE.
- THE PAVEMENT CROSS SECTIONS USED IN THIS PLAN SET ARE SUBJECT TO CHANGE PENDING RESULTS OF ON-SITE GEOTECHNICAL INVESTIGATION.
- A RAPID ENTRY LOCK BOX SHALL BE INSTALLED AT THE LOCATION DESIGNATED BY THE FIRE CHIEF.
- CONSTRUCTION FENCE FOR THE PROTECTION OF ALL TREES SHALL BE INSTALLED AND INSPECTED BY THE CITY OF POLK CITY PRIOR TO ISSUANCE OF THE GRADING PERMIT.
- NO MONUMENT OR IDENTIFICATION SIGNS ARE PROPOSED AS PART OF THIS SITE PLAN. INSTALLATION OF A MONUMENT SIGN OR IDENTIFICATION SIGNS ARE PROPOSED AS PART OF THIS SITE PLAN. INSTALLATION OF A PROPOSED MONUMENT SIGN OR IDENTIFICATION SIGN WILL REQUIRE SITE PLAN AMENDMENT. ADDITION OF A MONUMENT SIGN WILL NOT BE ALLOWED UNLESS APPROVED IN WRITING BY THE CITY.
- MAILBOX LOCATION TO BE COORDINATED AND APPROVED BY UNITED STATES POSTAL SERVICE PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE MAILBOX SHALL SERVE BOTH LOT 1 AND LOT 2 AND WILL NOT BE PERMITTED IN THE RIGHT-OF-WAY FOR N. 3RD STREET.
- THE 5' WIDE SIDEWALK ALONG BOTH LOT 1 AND 2 SHALL BE CONSTRUCTED WITH THE BUILDING PERMIT FOR LOT 1 UNLESS COUNCIL HAS APPROVED AN AGREEMENT DEFERRING SUCH CONSTRUCTION.
- THERE SHALL BE NO OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS.
- ALL TRASH SHALL BE STORED INSIDE THE BUILDING, WITH THE EXCEPTION OF TRASH PICKUP DAY. NO DUMPSTERS OR TRASH CANS SHALL BE PERMITTED OUTSIDE THE BUILDING UNLESS A SITE PLAN AMENDMENT FOR A TRASH ENCLOSURE HAS BEEN APPROVED BY THE CITY MANAGER.
- IT SHALL BE THE PROPERTY OWNER'S RESPONSIBILITY TO OBTAIN ANY NECESSARY PERMITS FOR ANY HAZARDOUS MATERIALS THAT WILL BE STORED WITHIN THE BUILDING.
- THERE SHALL BE NO WALL MOUNTED SIGNS ON THE BUILDING.

UTILITY NOTES:

- ALL UTILITIES ARE PRIVATE UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
 - ALL UTILITY SERVICES, INCLUDING ELECTRIC, TELEPHONE, AND CABLE TO BE UNDERGROUND.
 - THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
 - ALL CONNECTIONS TO EXISTING PUBLIC SEWERS SHALL BE CORE DRILLED.
 - ALL IMPROVEMENTS INSTALLED WITHIN THE EXISTING SANITARY EASEMENT SHALL BE REPAIRED AND REPLACED BY THE PROPERTY OWNER IN THE EVENT GENERAL AND ORDINARY MAINTENANCE OR REPAIRS ARE REQUIRED.
 - HVAC UNITS WILL NOT BE ALLOWED TO BE ROOF MOUNTED OR GROUND MOUNTED OUTSIDE THE BUILDING WITHOUT AN APPROVED SITE PLAN AMENDMENT APPROVED BY THE CITY OF POLK CITY.
- SANITARY SEWER:**
- ALL SANITARY SEWER SERVICES SHALL BE SDR 23.5 IN ACCORDANCE WITH URBAN STANDARD SPECIFICATIONS.
 - MANHOLE STEPS ARE REQUIRED IN ALL SANITARY SEWER MANHOLES.
 - MANHOLE COVERS SHALL HAVE RAISED DIAMOND ROUGHNESS PATTERN.
- STORM SEWER:**
- OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE PRIVATE STORM SEWER AND PRIVATE STORM WATER DETENTION / RETENTION AREAS.
 - ALL INTAKE CASTINGS SHALL HAVE PHASE 2 ENVIRONMENTAL SYMBOLS OR TEXT.
 - AT THE TIME OF SIDEWALK CONSTRUCTION THE 15-INCH RCP POND OUTLET SHALL BE EXTENDED TO AVOID CONFLICT WITH THE PROPOSED SIDEWALK AS PART OF SIDEWALK CONSTRUCTION.
- WATER MAIN:**
- HYDRANTS, MANHOLE COVERS, AND VALVE BOXES SHALL BE SET TO CONFORM TO FINISHED PAVEMENT ELEVATIONS.
 - ALL VALVES SHALL HAVE A VALVE BOX ADAPTER INSTALLED TO MAINTAIN ALIGNMENT.
 - THE CONTRACTOR SHALL WORK WITH POLK CITY WHEN OPERATING EXISTING VALVES. WATER SHALL NOT BE TURNED ON WITHOUT PRIOR APPROVAL.
 - WATER CAN NOT BE USED BY THE CONTRACTOR UNLESS IT IS PART OF THE PURIFICATION PROCESS OF THE NEW MAIN. WATER NEEDED FOR ANY REASON AFTER BACTERIA TESTING HAS BEEN COMPLETED AND PASSED WILL NEED PRIOR APPROVAL FROM POLK CITY.
 - ALL FIRE PROTECTION RISERS SHALL UTILIZE THRUST BLOCKING AT ALL CHANGES IN DIRECTION AND ELEVATION, ON ALL WATERMAIN. STAINLESS STEEL RODDING SHALL BE EXTENDED ALONG THE NEXT FULL LENGTH PIPE AND ANCHORED ON THE PIPE BELL, OR MECHANICAL FITTING, ADDITIONALLY, AT ALL LOCATIONS OF THRUST BLOCKING. MEGA-LUGS ARE NOT TO BE ALLOWED.
 - CONTRACTOR SHALL EXTEND THE WATER SERVICE INTO THE BUILDING TO DESIGNATED POINT IN BUILDING PLANS.

GRADING NOTES:

- ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
- ALL DIMENSIONS TO BACK-OF-CURB UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE FIELD VERIFIED.
- CURB INTAKE RIM ELEVATIONS = PAVING TOP OF CURB ELEVATIONS.
- CONTRACTOR TO ADJUST ALL TOP OF CASTING ELEVATIONS WITHIN THE PROJECT LIMITS TO THE FINAL ELEVATIONS SHOWN ON THE PLANS.
- ALL SPOT ELEVATIONS ARE TO THE TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL SLOPES IN UNPAVED AREAS SHALL BE GRADED TO DRAIN.



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GENERAL NOTES & LEGEND

**KAHLER GOLF
MAINTENANCE BUILDING
SITE PLAN**
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

CHECKED BY
-

FIELD BOOK NO.
-

DRAWING NO.
GN-02

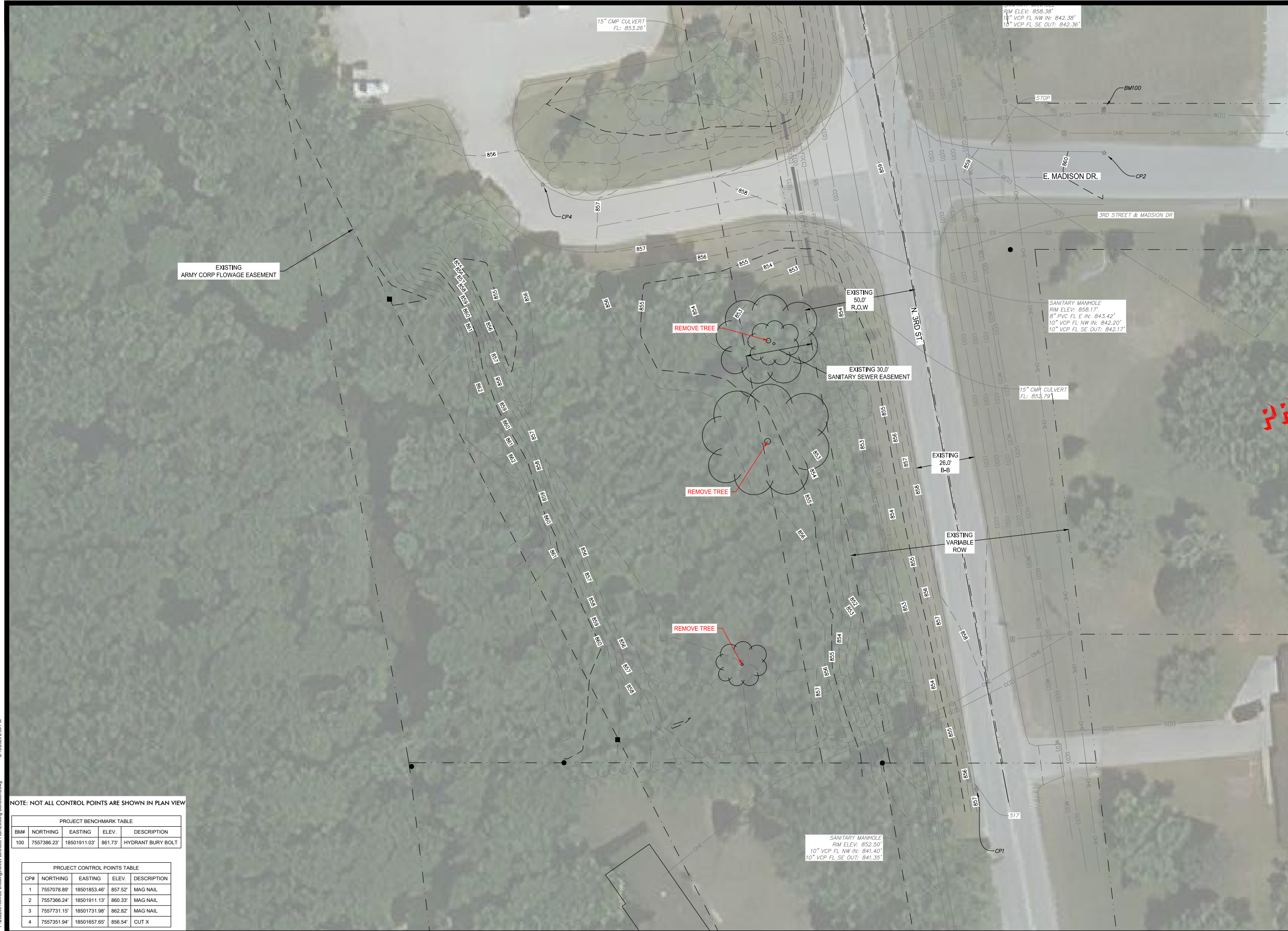
SHEET NO.
02 / 13

THE CONTRACTOR SHALL NOTIFY IOWA ONE CALL NO LESS THAN 48 HRS. IN ADVANCE OF ANY DIGGING OR EXCAVATION.



WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

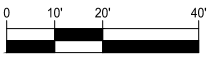
PRELIMINARY



EXISTING CONDITIONS



NORTH



GRAPHIC SCALE

**KAHLER GOLF
MAINTENANCE BUILDING
SITE PLAN**
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

ENGINEER
T. SMITH

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J. ALVAREZ

CHECKED BY
-

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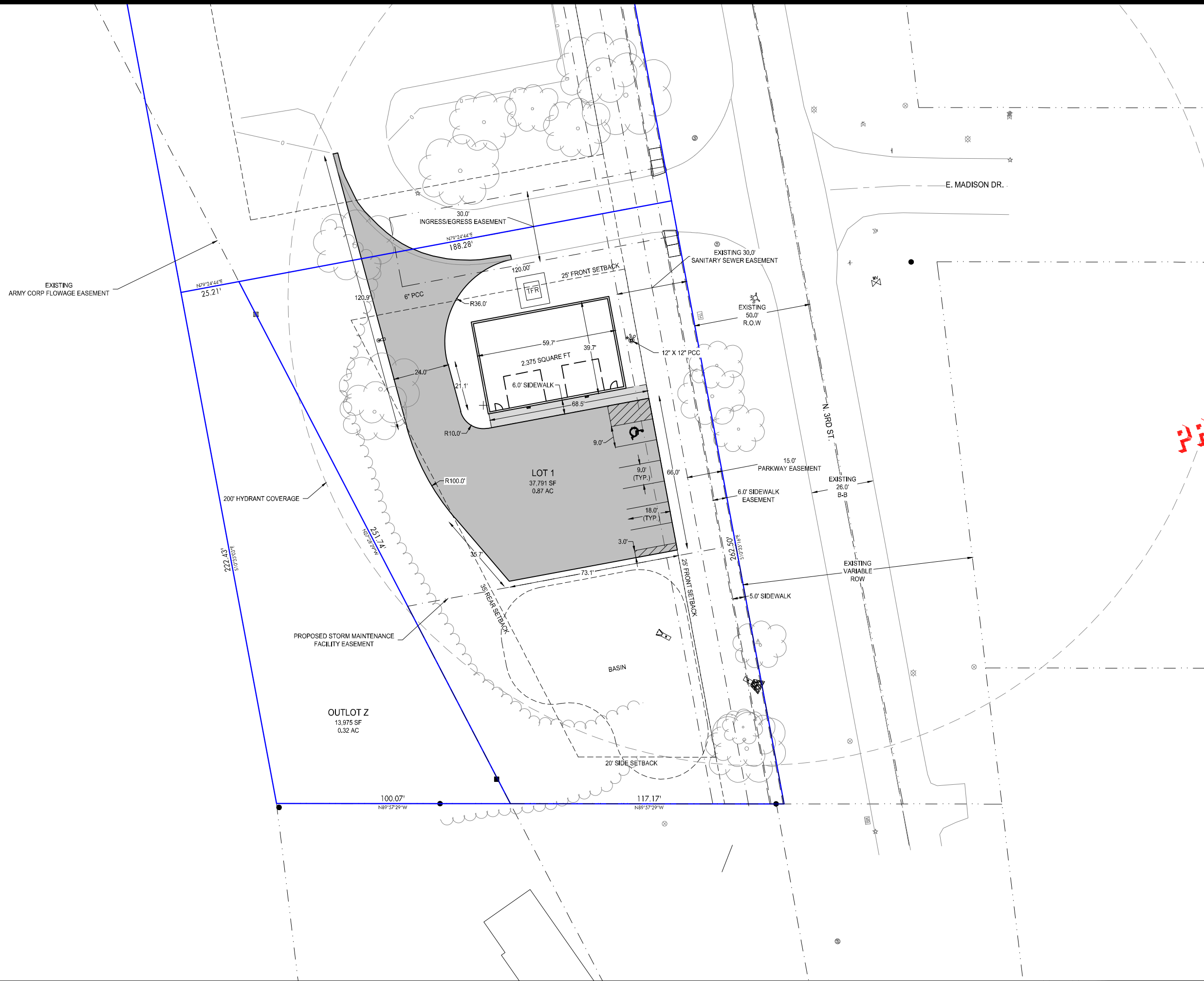
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03 / 13

NOTE: NOT ALL CONTROL POINTS ARE SHOWN IN PLAN VIEW

PROJECT BENCHMARK TABLE				
BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
100	7557386.23'	18501911.03'	861.73'	HYDRANT BURY BOLT

PROJECT CONTROL POINTS TABLE				
CP#	NORTHING	EASTING	ELEV.	DESCRIPTION
1	7557078.89'	18501853.46'	857.52'	MAG NAIL
2	7557366.24'	18501911.13'	860.33'	MAG NAIL
3	7557731.15'	18501731.98'	862.82'	MAG NAIL
4	7557351.94'	18501657.65'	856.54'	CUT X

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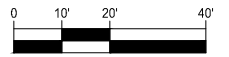


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OVERALL SITE PLAN



NORTH



GRAPHIC SCALE



KAHLER GOLF MAINTENANCE BUILDING SITE PLAN

POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

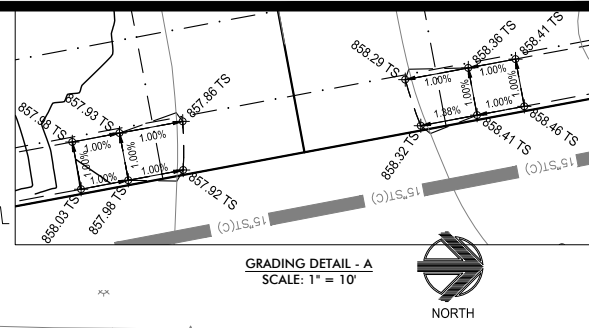
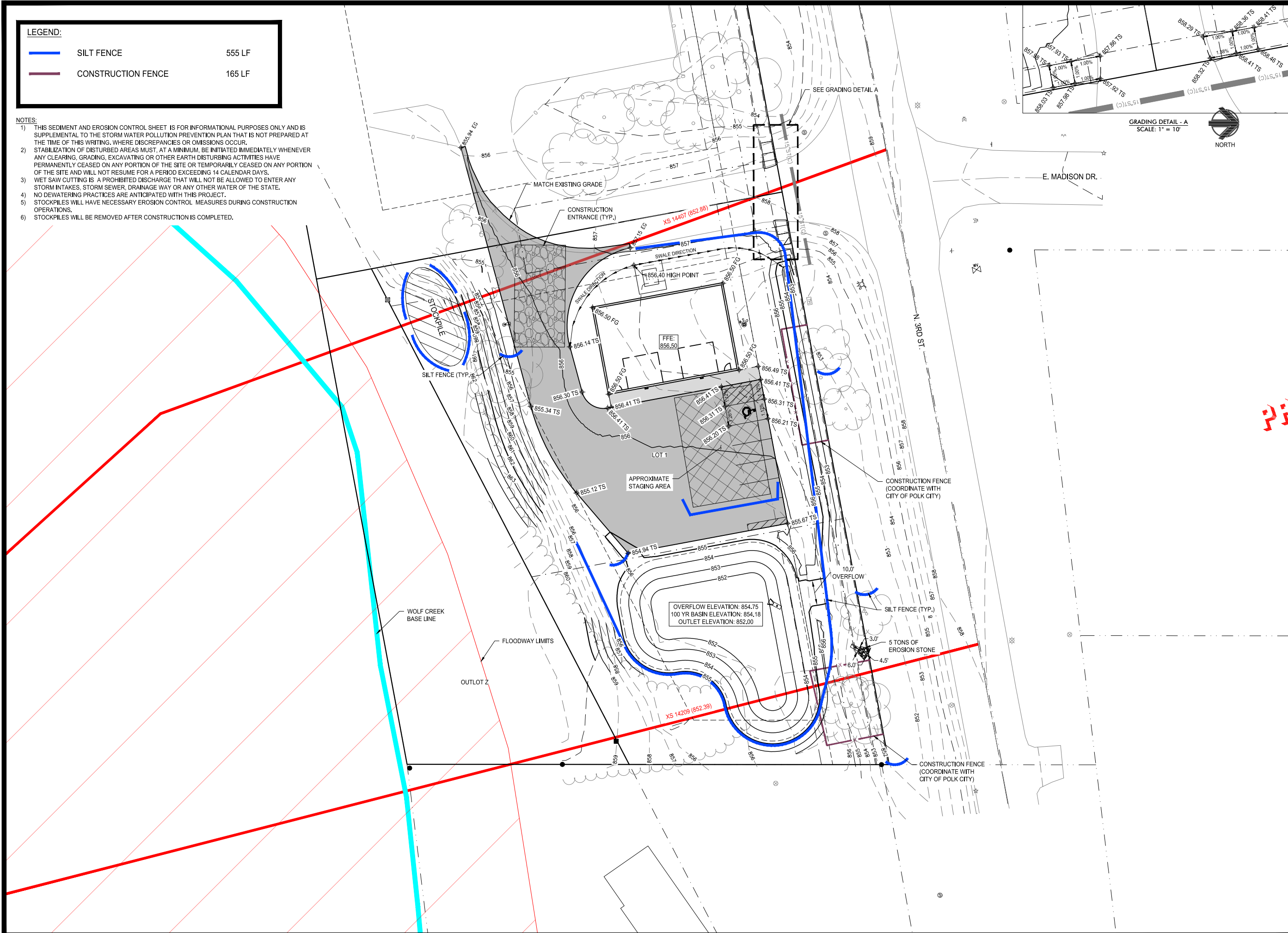
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FIELD BOOK NO.: _____

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SHEET NO.: **04 / 13**

LEGEND:		
	SILT FENCE	555 LF
	CONSTRUCTION FENCE	165 LF

- NOTES:
- THIS SEDIMENT AND EROSION CONTROL SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUPPLEMENTAL TO THE STORM WATER POLLUTION PREVENTION PLAN THAT IS NOT PREPARED AT THE TIME OF THIS WRITING, WHERE DISCREPANCIES OR OMISSIONS OCCUR.
 - STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
 - WET SAW CUTTING IS A PROHIBITED DISCHARGE THAT WILL NOT BE ALLOWED TO ENTER ANY STORM INTAKES, STORM SEWER, DRAINAGE WAY OR ANY OTHER WATER OF THE STATE.
 - NO DEWATERING PRACTICES ARE ANTICIPATED WITH THIS PROJECT.
 - STOCKPILES WILL HAVE NECESSARY EROSION CONTROL MEASURES DURING CONSTRUCTION OPERATIONS.
 - STOCKPILES WILL BE REMOVED AFTER CONSTRUCTION IS COMPLETED.



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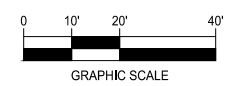
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GRADING & EROSION CONTROLS



NORTH



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SITE PLAN
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

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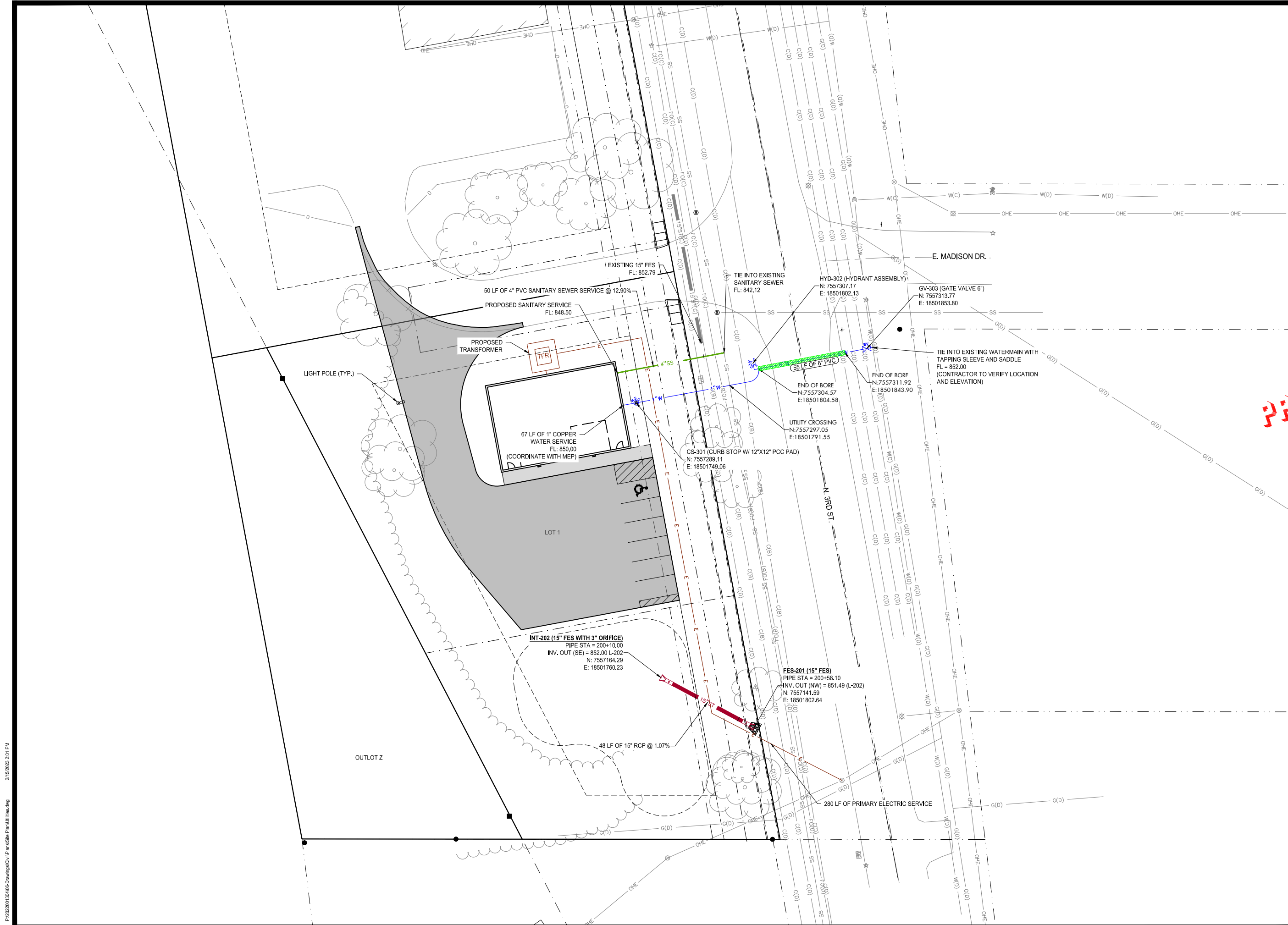
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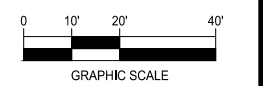
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PRELIMINARY



UTILITY PLAN



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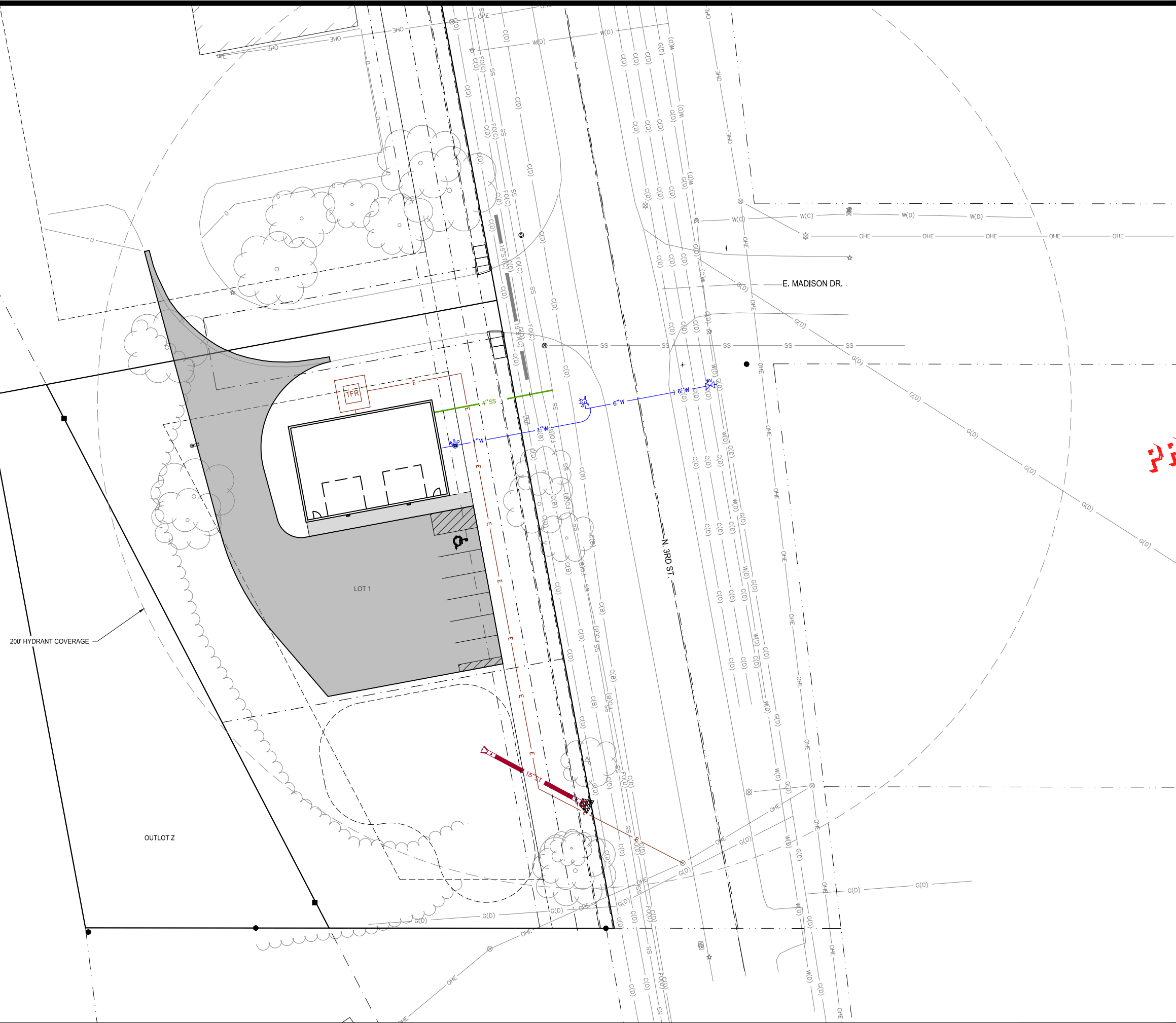
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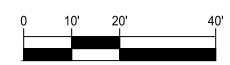
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HYDRANT COVERAGE MAP



NORTH



GRAPHIC SCALE

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POLK CITY, IOWA
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OCTOBER 20, 2022

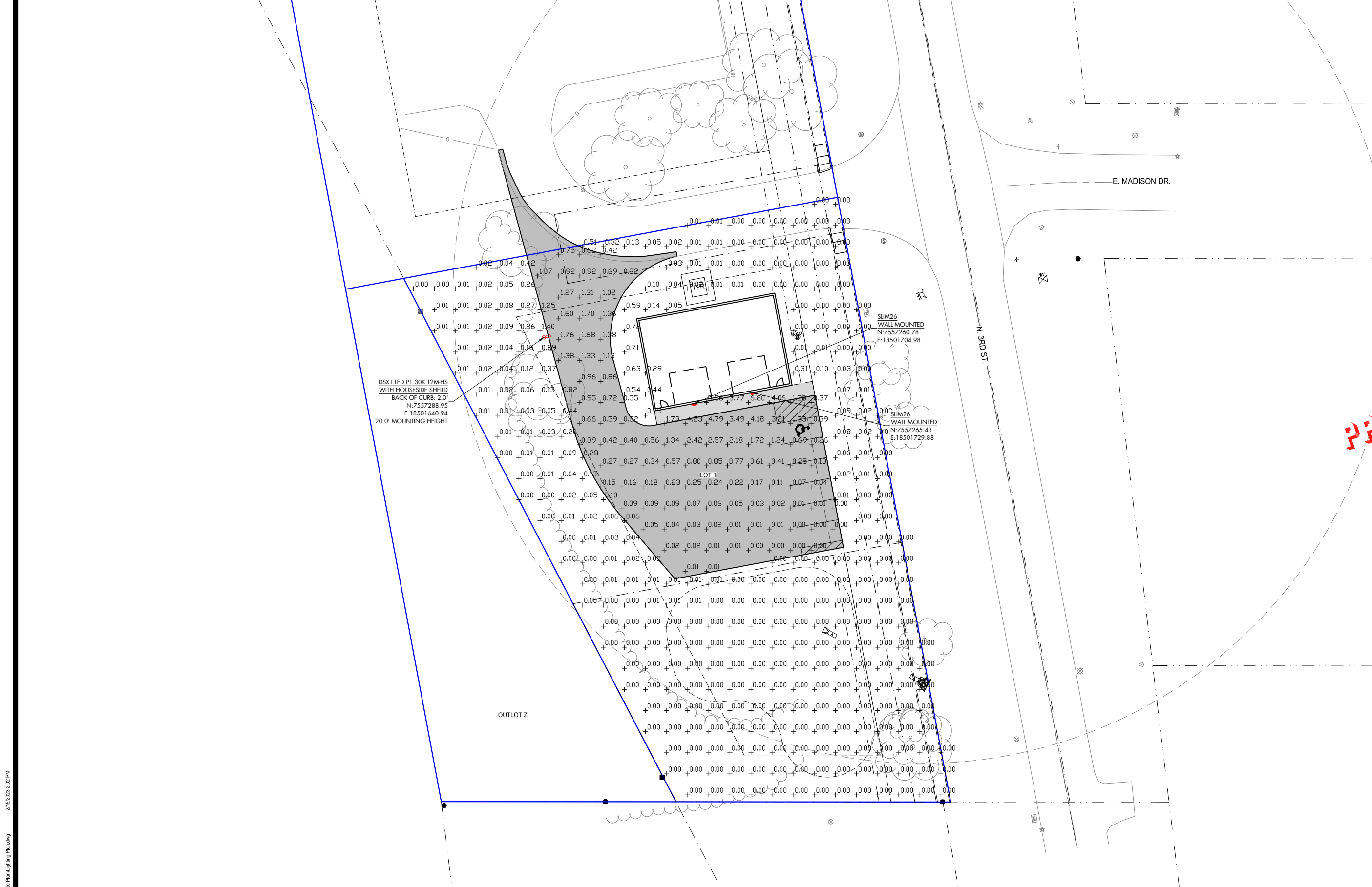
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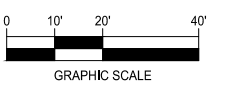
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PRELIMINARY

LIGHTING PLAN



**KAHLER GOLF
MAINTENACE BUILDING
SITE PLAN**
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
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Lighting Schedule							
Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
1	Lithonia Lighting	DSX1 LED P1 30K T2M MVOLT	DSX1 LED P1 30K T2M MVOLT W/ HOUSESIDE SHIELD	1	5285	0.85	54
2	RAB Lighting Inc.	SLIM26/D10	SLIM26/D10 WALL MOUNT	1	3882	0.85	29.3

Statistics				
Description	Avg	Max	Min	Avg/Min
Parking Lot	0.89 fc	6.80 fc	0.00 fc	N/A

NOTES:
1. ALL LIGHTS SHALL BE LED FIXTURES.
2. TOTAL NUMBER OF LIGHTS PROPOSED = 3 LIGHTS
3. LIGHT POLES TYPICALLY PLACED 2.0' - 4.0' FROM BACK OF CURB. NO CLOSER THAN 2.0' TO BACK OF CURB. ADJUST AS NECESSARY TO AVOID CONFLICTS WITH STORM SEWER.

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LIGHTING CUTSHEETS


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MAINTENANCE BUILDING
SITE PLAN**
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
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ENGINEER: T. SMITH
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FIELD BOOK NO.:

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SHEET NO. **09 / 13**

RAB



Technical Specifications (continued)

Performance
Equivalent to 150W Metal Halide

Construction
Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 22 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Other
Patents:
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

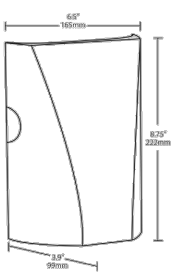
HID Replacement Range:
Replaces 175W Metal Halide

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical
BUG Rating:
B1 U0 G0

Dimensions




Features
Full cutoff, fully shielded LED wall pack
Can be used as a downlight or uplight
Contractor friendly features for easy installation
100,000-hour LED Life
5-Year, No-Compromise Warranty

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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Page 2 of 3

RAB



Technical Specifications (continued)

Performance
Equivalent to 150W Metal Halide

Construction
Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
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Recommended Mounting Height:
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Patents:
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

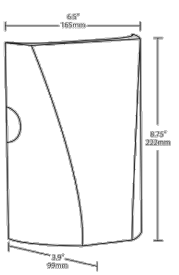
HID Replacement Range:
Replaces 175W Metal Halide

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical
BUG Rating:
B1 U0 G0

Dimensions




Features
Full cutoff, fully shielded LED wall pack
Can be used as a downlight or uplight
Contractor friendly features for easy installation
100,000-hour LED Life
5-Year, No-Compromise Warranty

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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Page 2 of 3

RAB



Technical Specifications (continued)

Performance
Equivalent to 150W Metal Halide

Construction
Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum housing

Mounting:
Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:
Up to 22 ft

Lens:
Tempered glass lens

Reflector:
Specular thermoplastic

Gaskets:
High-temperature silicone

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Other
Patents:
The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

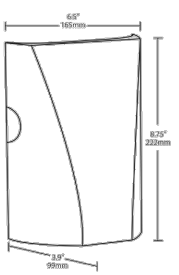
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PRELIMINARY

LIGHTING CUTSHEETS

**KAHLER GOLF
MAINTENACE BUILDING
SITE PLAN**
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

ENGINEER
T. SMITH

DRAWN BY
J. ALVAREZ

CHECKED BY
-

FIELD BOOK NO.
-

DRAWING NO.
LI-03

SHEET NO.
10 / 13



Submittal Spec Sheet

D-Series Pole Mount (DSX1)

OVERVIEW

The modern styling of the D-Series LED Area, Size 1 luminaire is striking yet unobtrusive - making a bold, progressive statement blending seamlessly with its environment. Its outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. Coupled with nLight® AIR wireless controls, the D-Series family provides enhanced end-user experiences and unmatched energy savings.

The sleek design reflecting the embedded high-performance LED outdoor lighting technology makes the D-Series, Size 1 the ideal choice for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.



Product Webpage: <https://www.acuitybrands.com/products/detail/209326>
Warranty: www.acuitybrands.com/support/customer-support/terms-and-conditions

The product images shown are for illustration purposes only and may not be an exact representation of the product.

ORDERING INFORMATION		DSX1 LED P1 30K T2M MVOLT SPA DBLBXD					
Series*	Lamp Type*	LED Configuration*					
DSX1	D-Series Size 1 LED Area Luminaire	LED	LED	P1	Package 1	P6	Package 6
				P10	Package 10	P7	Package 7
				P11	Package 11	P8	Package 8
				P12	Package 12	P9	Package 9
				P13	Package 13		
				P2	Package 2		
				P3	Package 3		
				P4	Package 4		
				P5	Package 5		
Correlated Color Temperature*		Distribution*		Voltage*			
30K	3000K	BLC	Backlight control	T5M	Type V Medium	120	120V
40K	4000K	LCCO	Left Corner Cutoff Optic	T5S	Type V Short	208	208V
50K	5000K	RCCO	Right Corner Cutoff Optic	T5VS	Type V Very short	240	240V
AMBPC	Amber, Phosphor Converted	T1S	Type I Short	T5W	Type V Wide	24VDC	24V DC
		T2M	Type II Medium	TFTM	Forward throw medium	277	277V
		T2S	Type II Short	VLS	Visual comfort symmetric	347	347V
		T3M	Type III Medium			480	480V
		T3S	Type III Short			MVOLT	120-277V
		T4M	Type IV Medium			SOLAR	SOLAR



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Page 1 of 3

Voltage* (Cont...)		Ambient Starting Temp		Bird Deterrent		Shielding	
XVOLT	XVOLT	HA	High Ambient	BS	Bird spikes	EGS	External Glare Shield
						HS	House-side shield
Wiring Device		Mounting*		Driver Configuration		Dimming Wires	
WTB	Utility Terminal Block	MA	Mast arm adaptor, integral	DS	Dual switching; Provides 50/50 luminaire operation via two independent drivers on two separate circuits	DMG	0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		RPA	Round pole mounting				
		RPUMBA	Round pole universal mounting bracket adaptor				
		SPA	Square pole mounting				
		SPUMBA	Square pole universal mounting bracket adaptor				
		WBA	Wall mount bracket				
Dimmable/Controllable		Receptacle Type		Internal Control			
NLTAIR2	Night air gen 2 controller	PER	NEMA twist-lock receptacle only	PIR	Motion/ambient sensor <15FT; dims to 3V	PIRH4V	Motion/ambient sensor 15-30FT; dims to 4V
		PER5	Five-wire receptacle only (no controls)	PIR1FC3V	Motion/ambient sensor <15FT; photocontrol set at 1 FC; dims to 3V	PIRHN	Motion/ambient sensor 15-30FT- Networked
		PER7	Seven-wire receptacle only (no controls)	PIR4V	Motion/ambient sensor <15FT; dims to 4V		
				PIRH	Motion/ambient sensor 15-30FT; dims to 3V		
				PIRH1FC3V	Motion/ambient sensor 15-30FT; photocontrol set at 1 FC; dims to 3V		
Part-Night Dimming		Bi-Level Dimming		Field Adjustable		Fusing	
PNMT5D3	Midpoint, 5 hours past mid-point, 3V	BL30	Bi-level dimming, 30%	FAO	Field adjustable output	DF	Double Fuse
PNMT6D3	Midpoint, 6 hours past mid-point, 3V	BL50	Bi-level dimming, 50%			SF	Single Fuse
PNMT7D3	Midpoint, 7 hours past mid-point, 3V						
PNMTDD3	Midpoint, until dawn, 3V						
Aiming		Finish*					
L90	Left rotated optics	DBLBXD	Textured black, super durable	DMBXD	Medium bronze, super durable	DWHXD	White, super durable
R90	Right rotated optics	DBLXD	Black finish, super durable	DNATXD	Textured natural aluminum, super durable	DWJXD	White aluminium, RAL9006, super durable
		DBBTXD	Textured dark bronze, super durable	DNAXD	Natural aluminum finish, super durable		
		DBBXD	Dark bronze finish, super durable	DSPDXD	Textured dark grey, super durable		
		DGCXD	Charcoal grey, super durable	DSPJXD	Light grey, super durable		
		DGRHXD	Dark green, RAL6012, super durable	DSSTXD	Textured sandstone, super durable		
		DGYGXD	Grey, RAL7040, super durable	DSSXD	Sandstone, super durable		
		DGYWXD	Dark grey, RAL7012, super durable	DTGXD	Tennis green, super durable		
		DHBUXD	Custom Color Holograph Munsell Gray	DWHGXD	Textured white, super durable		



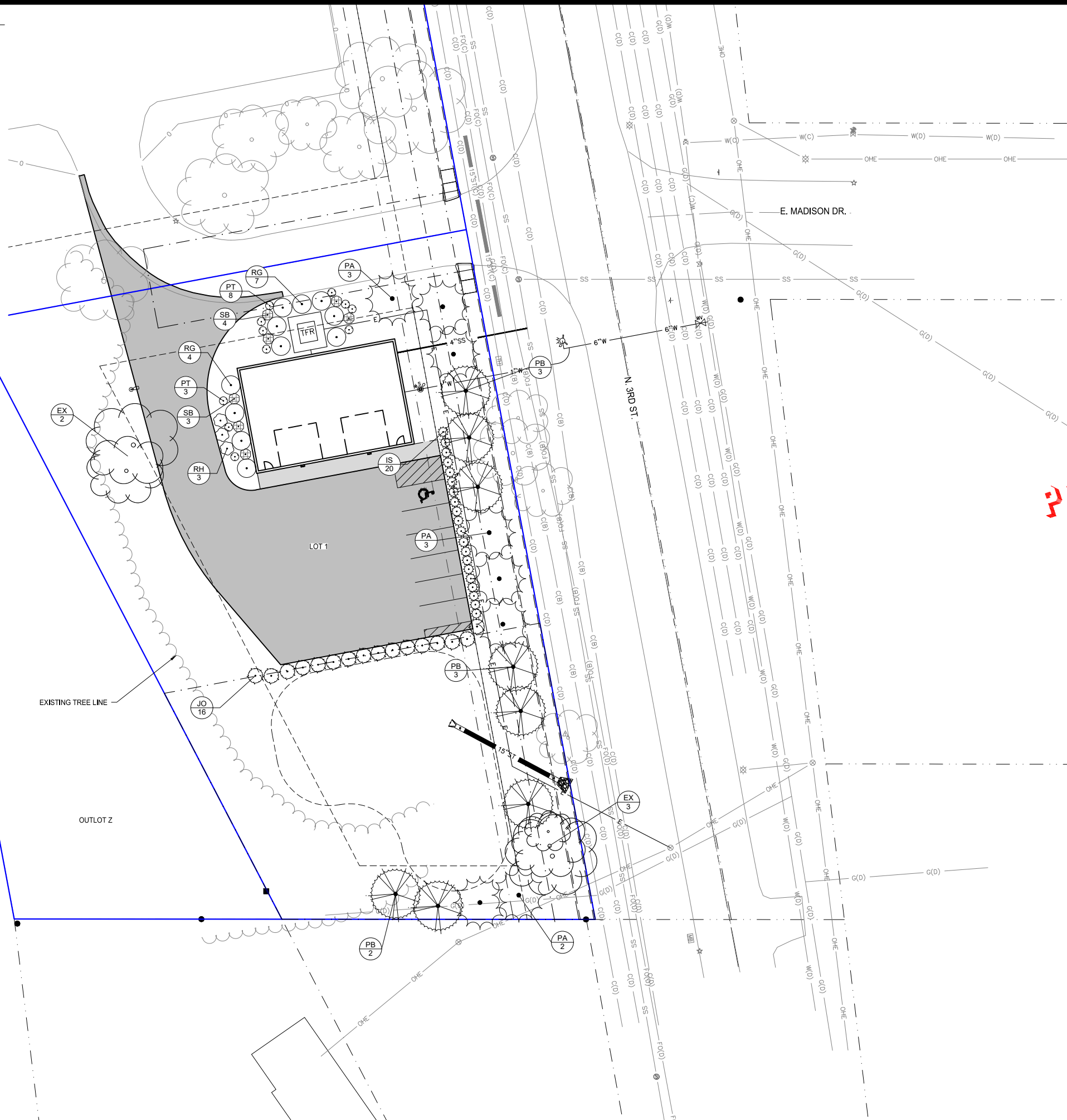
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Page 2 of 3

PLANT_SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	PB	8	Picea glauca densata / Black Hills Spruce	B&B, 6-8' Ht
	PA	8	Picea pungens 'Fat Albert' / Fat Albert Spruce	B&B, 6-8' Ht
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RH	3	Hydrangea quercifolia 'Ruby Slippers' / Ruby Hydrangea	5 gal
	PT	11	Physocarpus opulifolius 'SMPOTW' / Tiny Wine Ninebark	1 gal
	RG	11	Rhus aromatica 'Gro-Low' / Gro-Low Sumac MO Native / KCMO Downtown Treewell Adoption - Approved	5 gal
	SB	7	Spiraea betulifolia 'Pink Sparkler' / Pink Sparkler Spirea Improved Birchleaf	5 gal
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	IS	20	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	3 gal
	JO	16	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	5 gal

1 PLANT SCHEDULE
NTS



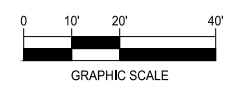
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PRELIMINARY

LANDSCAPE PLAN



**KAHLER GOLF
MAINTENANCE BUILDING
SITE PLAN**
POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
12.09.2022
01.04.2023
02.17.2023

ENGINEER: T. SMITH
DRAWN BY: J. ALVAREZ
CHECKED BY: FIELD BOOK NO.:

DRAWING NO. LA-01
SHEET NO. 11 / 13

LANDSCAPE REQUIREMENTS
PER SECTION 165 OF THE CITY OF POLK CITY, IOWA UNIFIED DEVELOPMENT ORDINANCE.

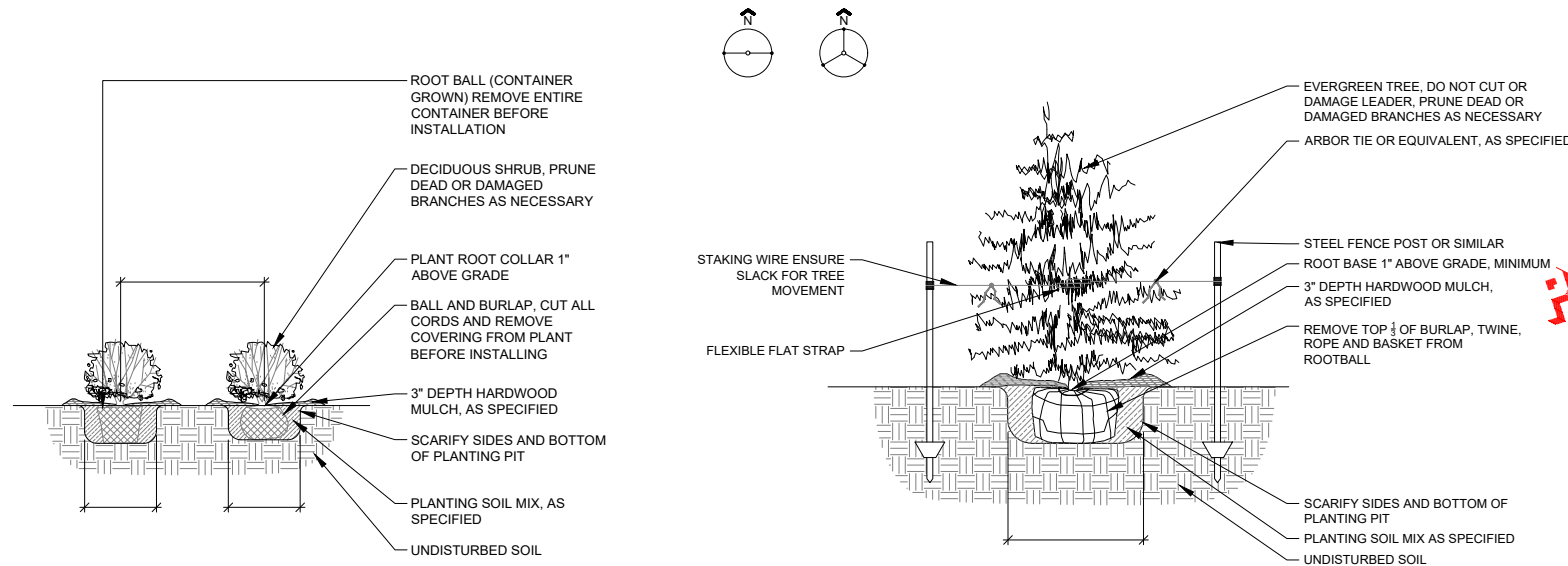
MINIMUM PLANT UNIT REQUIREMENTS	REQUIREMENT	PROVIDED
OPEN SPACE (165.19.1)		
LOT 1	2 TREE PER 3,000 SQFT OPEN SPACE (26,470 SQFT DEVELOPED) 6 SHRUBS PER 3,000 SQFT OPEN SPACE	18 TREES REQUIRED - 13 NEW TREES PROVIDED (5 EXISTING TREES) 53 SHRUBS REQUIRED - 68 SHRUBS PROVIDED
VEHICLE USE AREA PLANTINGS (165.19.2)		
PLANT SQUARE FOOTAGE (PSF)	20% PARKING LOT AREA TO BE PSF (8,946 SQFT)	1,789 PSF REQUIRED
PARKING LOT TREES	1 TREE PER 700 SQFT OF PSF (1,789 SQFT)	3 TREES REQUIRED - 3 PROVIDED

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LANDSCAPE NOTES:

1. THIS LANDSCAPE PLAN IS DESIGNED TO BE IN CONFORMANCE WITH THE POLK CITY, IOWA UNIFIED DEVELOPMENT STANDARDS AND SHALL FUNCTION AS PART OF A COORDINATED DOCUMENT. THE LANDSCAPE ARCHITECT WILL COORDINATE CLOSELY WITH THE CITY OF POLK CITY, IOWA TO MAKE SURE FINAL DEVELOPMENT AND PERMIT PLANS ARE IN CONFORMANCE WITH THIS CODE.
2. FIELD VERIFY UTILITIES SHOWN ON PLANS PRIOR TO WORK COMMENCEMENT. INFORMATION SHOWN ON PLAN IS FROM AVAILABLE INFORMATION AND ALL LOCATIONS SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES MADE FROM CONSTRUCTION ACTIVITY. IMMEDIATELY NOTIFY PROJECT LANDSCAPE ARCHITECT AND ENGINEER IF DISCREPANCIES ARISE.
3. COMPLETE REQUIRED LANDSCAPING FOR THE ENTIRE SITE IN CONFORMANCE TO THE PLANS AND SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO: SEEDED AREAS, SODDED AREAS, NATIVE VEGETATION, SHRUB BEDS, PARKING LOT ISLANDS, AND SITE CLEAN-UP.
4. VERIFY QUANTITIES PRIOR TO COMMENCING WORK. REPORT DISCREPANCIES TO THE LANDSCAPE ARCHITECT. PLANT MATERIAL TO BE SPACED AS SHOWN, UNLESS OTHERWISE NOTED.
5. VEGETATION SUBSTITUTIONS SHALL BE APPROVED BY PROJECT LANDSCAPE ARCHITECT. SUBSTITUTIONS MADE WITHOUT WRITTEN APPROVAL WILL BE REPLACED WITH APPROVED SELECTIONS AT CONTRACTOR'S COST.
6. DISTURBED AREAS DUE TO CONSTRUCTION ACTIVITIES NOT IDENTIFIED ON THESE PLANS SHALL BE REPAIRED AND RESTORED TO ORIGINAL OR BETTER CONDITIONS AT CONTRACTOR'S COST. SOD SHALL BE PROVIDED FOR AREAS NOT DESIGNATED AS BEDS & PAVEMENT.
7. CONTRACTOR SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING. REFER TO SPECIFICATIONS FOR PLANT MATERIAL, SOILS, AND INSTALLATION METHODS.
8. PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARDS OF LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
9. INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
10. INSTALL FINISHED GRADES OF SOD, LANDSCAPE BEDS, AND MULCH 1/2" TO 1" BELOW ABUTTING PAVEMENT SURFACES TO ALLOW UNINHIBITED DRAINAGE TO NON-PAVEMENT SURFACES.
11. MULCH TO 3" MIN. DEPTH WITH DARK BROWN, DOUBLE SHREDDED HARDWOOD MULCH FOR ALL TREE AND LANDSCAPE BEDS OR AS SPECIFIED. PINE STRAW, BARK MULCH, GORILLA HAIR, OR EQUIVALENT IS NOT AN ACCEPTABLE MULCH. ROCK MULCH TO 3" MIN. DEPTH PER PLANS OR AS SPECIFIED. ADD PREEN OR SNAPSHOT TO LANDSCAPE BEDS BEFORE AND AFTER MULCHING FROM MARCH 1 TO OCTOBER 1; IF WINTER INSTALLATION, RETURN NEXT SPRING & INSTALL PREEN/SNAPSHOT WITH NEW MULCH. INSTALL PLANTING BEDS AND ROCK BEDS WITH SPECIFIED WEED BARRIER FABRIC UNDERLAYMENT.
12. REMOVE ALL TWINE, WIRE, AND BURLAP FROM TREE AND SHRUB ROOT BALLS. REMOVE ALL PLASTIC WRAP, FABRIC ROPE, ROT PROOF WRAP, AND PLANT IDENTIFICATION TAGS.
13. STAKE ALL TREES WITH A MINIMUM OF TWO (2) STAKES. STAKES TO BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION BY TENANT.
14. TREES SHALL NOT BE PLANTED CLOSER THAN EIGHT HORIZONTAL FEET OF UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED OR PER PLANS. MODIFICATIONS TO TREE PLACEMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT AND CAN BE SUBJECT TO CITY REVIEW AND APPROVAL. CONTRACTOR IS RESPONSIBLE FOR UNAPPROVED RELOCATION(S) OR MODIFICATION(S) TO TREE LOCATIONS.
15. TREE TIES SHALL BE DEWITT 20" STRAPS FOR TREE STAKING. USE 10 GAUGE ELECTRIC WIRE. TREES AND STAKES SHALL BE STRAIGHT, PLUMB AND TAUT. TREE STAKES TO BE REMOVED WINTER OF YEAR 2 AFTER INSTALLATION.
16. PROVIDE NATURAL TOPSOIL THAT IS FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL DRAINED, AVAILABLE SITE. IT SHALL NOT CONTAIN SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED AND FREE FROM CLAY, LUMPS, STONES, ROOTS, PLANTS, OR SIMILAR SUBSTANCES 1" OR MORE IN DIAMETER, DEBRIS, OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN AT LEAST 4-6% ORGANIC MATTER BY WEIGHT AND HAVE A PH RANGE OF 5.5 TO 7.0.
17. PLANT MATERIAL AND IRRIGATION SYSTEM TO BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AND ACCEPTANCE. PLANT MATERIALS SHALL BE A ONE-TIME-REPLACEMENT AND RECORDS KEPT BY THE LANDSCAPE CONTRACTOR FOR ALL REPLACEMENTS.
18. PLANT MATERIAL SHALL BE OF EXCELLENT QUALITY, FREE OF DISEASE & INFESTATION-TRUE TO TYPE, VARIETY, SIZE SPECIFIED, & FORM PER ANSI STANDARDS.
19. WATER-IN EACH PLANT IMMEDIATELY FOLLOWING INSTALLATION AND CONTINUE WATERING ROUTINE UNTIL SUBSTANTIAL PROJECT COMPLETION. CONTRACTOR IS REQUIRED TO COORDINATE WATERING REQUIREMENTS TO THE OWNER THEREAFTER.
20. DELEGATED DESIGN: IRRIGATE LANDSCAPED AND TURF AREAS SHALL BE WITH A PERMANENT, AUTOMATED SYSTEM. PROVIDE A DESIGN TO COVER THE NEW LANDSCAPE AREAS WITH HEAD TO HEAD COVERAGE. ONLY RAINBIRD OR HUNTER IRRIGATION PARTS & EQUIPMENT ARE TO BE USED. DRIP IS PERMITTED. CONTRACTOR TO PROVIDE SITE DRAWINGS DISPLAYING ALL PIPES, HEADS, VALVES, CONTROLLER, WIRE, AND SLEEVES. SLEEVES SHALL BE INSTALLED BY THE GENERAL CONTRACTOR AND COORDINATED WITH THE LANDSCAPE / IRRIGATION CONTRACTOR. 4" PVC SLEEVES WITH CAPS RECOMMENDED. PLACE SLEEVES AND MARK CLEARLY ABOVE GROUND FOR EASE OF FINDING. COORDINATE BACKFLOW, TAP & METER WITH THE GENERAL CONTRACTOR (GC) AND THE GC'S LICENSED PLUMBER. THE IRRIGATION DESIGN / SUBMITTALS SHALL BE SUBMITTED TO THE OWNER AND OWNER'S REPRESENTATIVE & LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR INSTALLING ANY MATERIALS FOR THE IRRIGATION SYSTEM. GENERAL CONTRACTOR SHALL MAKE SURE THAT THE METER & BACKFLOW ARE COVERED IN THE BID, AS THE IRRIGATION CONTRACTOR IS LIKELY TO EXCLUDE THESE ITEMS. COORDINATE THESE ITEMS AND SLEEVES.

2 LANDSCAPE NOTES
NTS



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making lives better

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fax 515-964-2370

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LANDSCAPE NOTES AND DETAILS

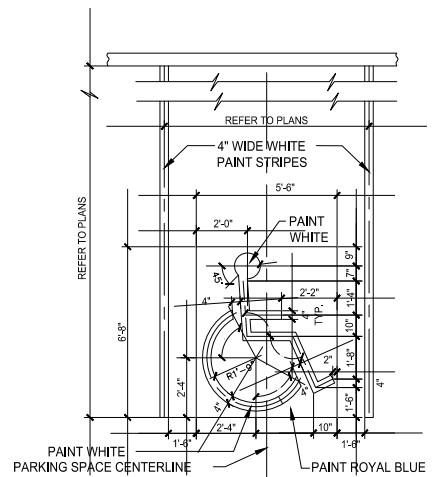
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POLK CITY, IOWA
2022001304
OCTOBER 20, 2022

REVISIONS
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02.17.2023

ENGINEER T. SMITH **DRAWN BY** J. ALVAREZ
CHECKED BY - **FIELD BOOK NO.** -

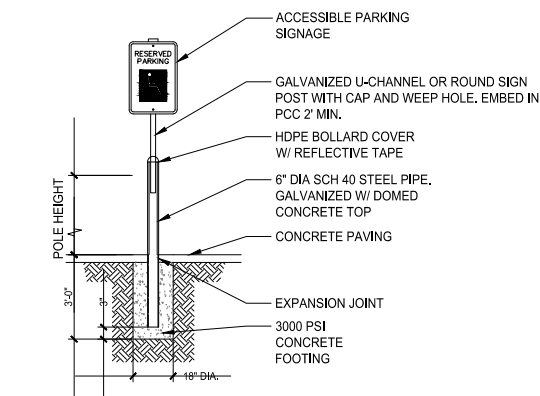
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ACCESSIBLE PARKING SPACE PAINT DETAIL

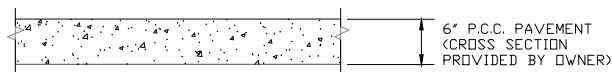
NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.



ACCESSIBLE PARKING SIGN DETAIL

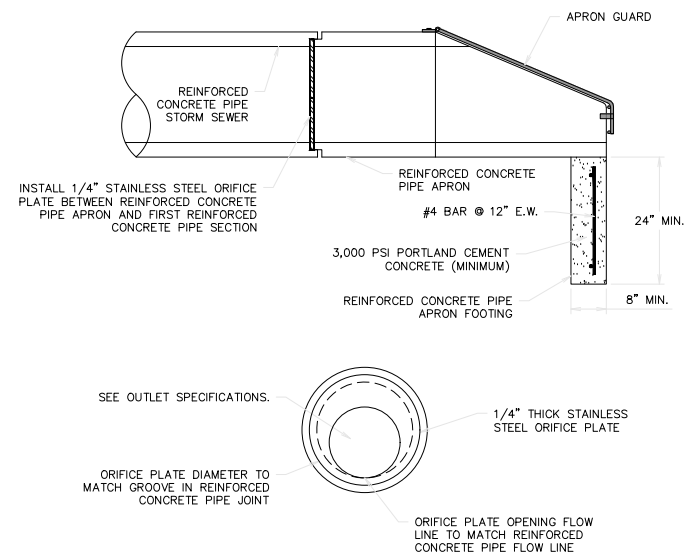
HANDICAPPED PARKING SPACE PAINT, ACCESSIBILITY AND SIGN DETAILS

NO SCALE



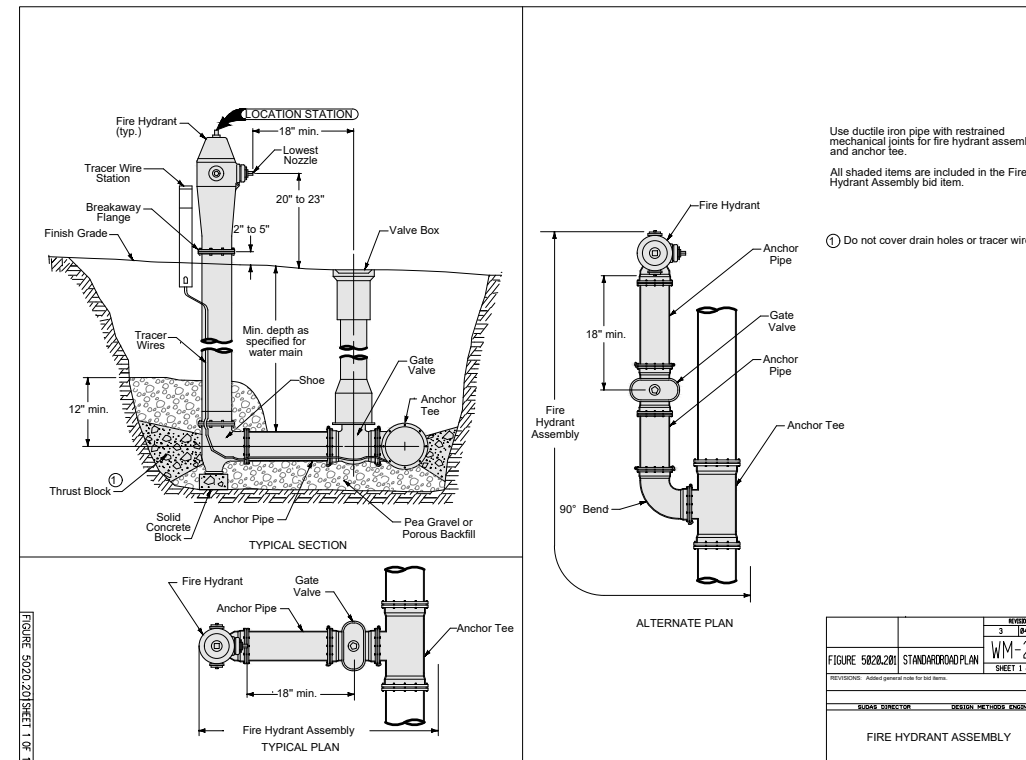
TYPICAL PAVING SECTION

NOT TO SCALE



ORIFICE PLATE DETAIL

NOT TO SCALE



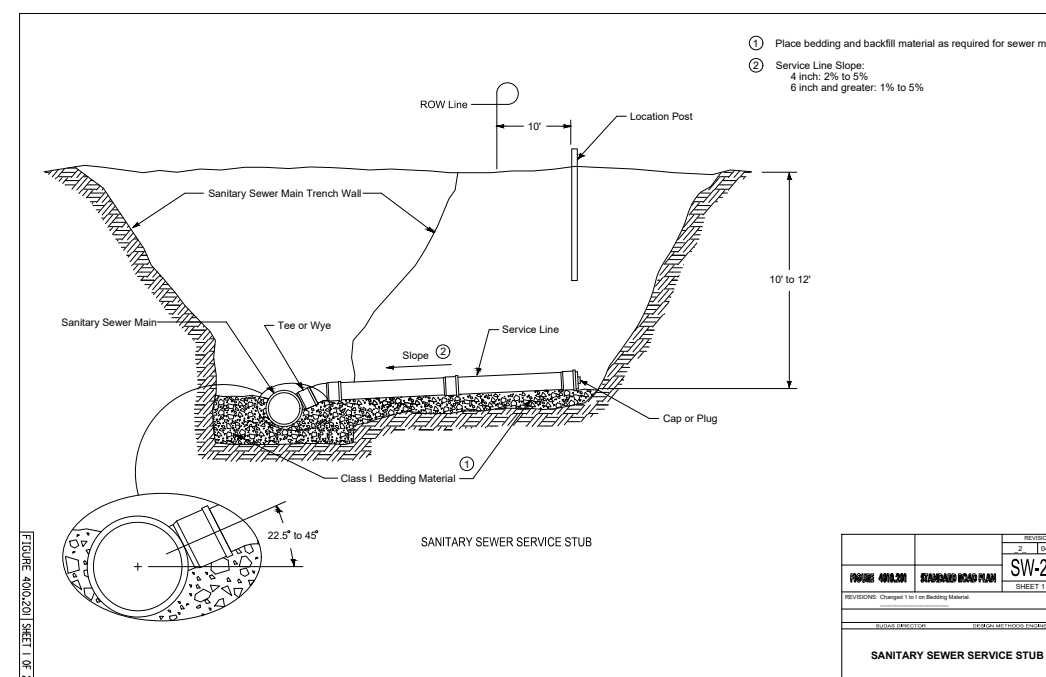
SUDAS 5020.201 (HYDRANT DETAIL)

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DETAILS



SUDAS 4010.201 (SANITARY SERVICE CONNECTION)

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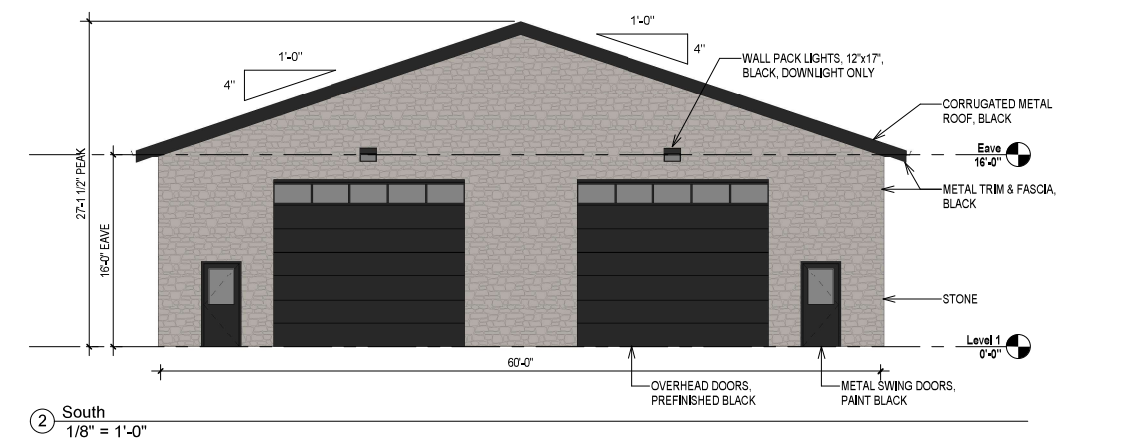
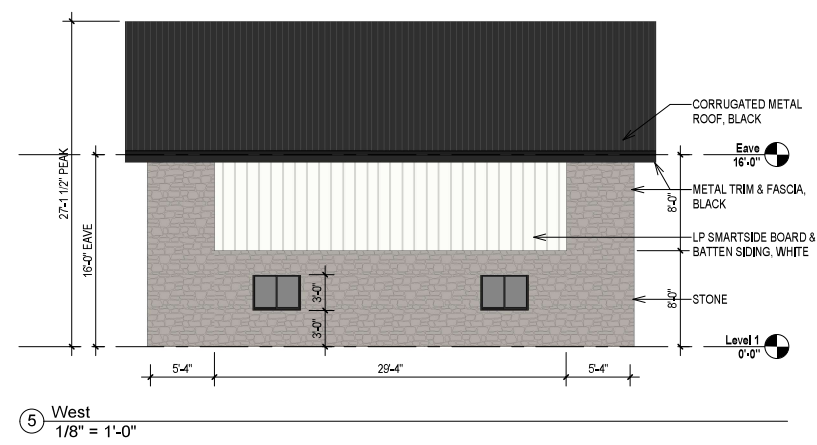
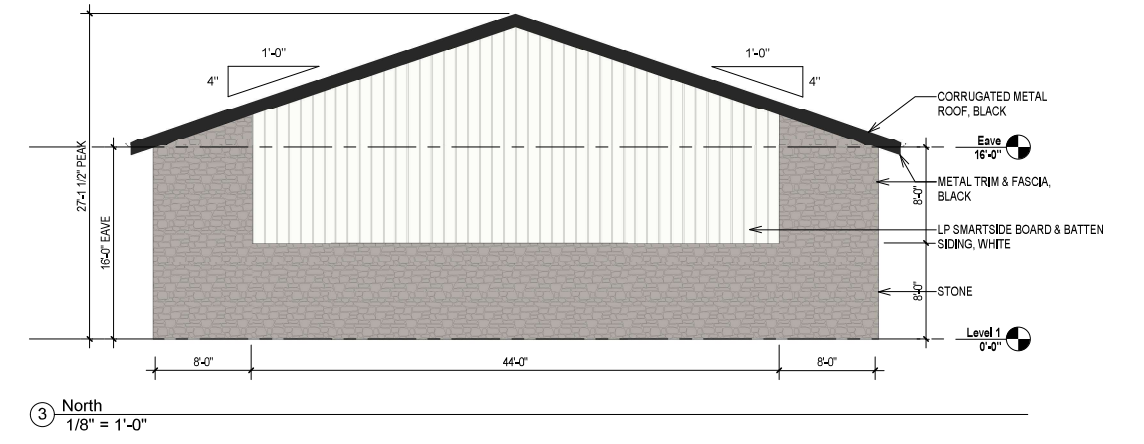
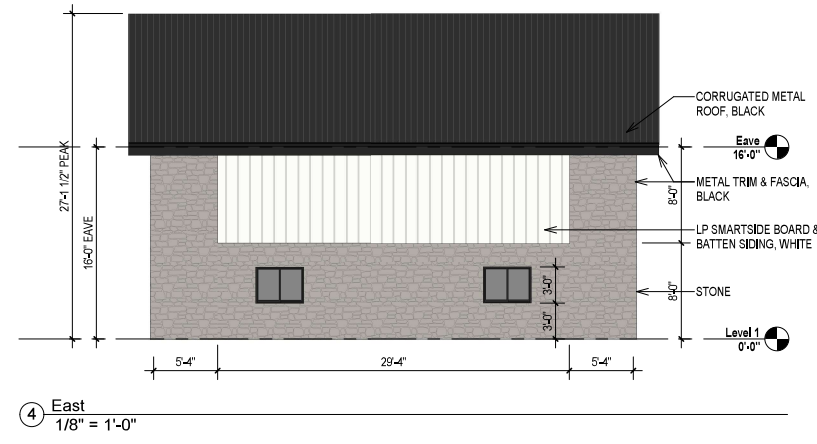
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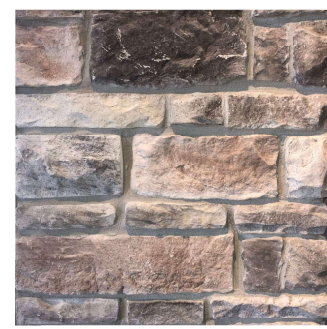
ENGINEER: T. SMITH
DRAWN BY: J. ALVAREZ
CHECKED BY: FIELD BOOK NO.

DRAWING NO. DT-01
SHEET NO. 13 / 13

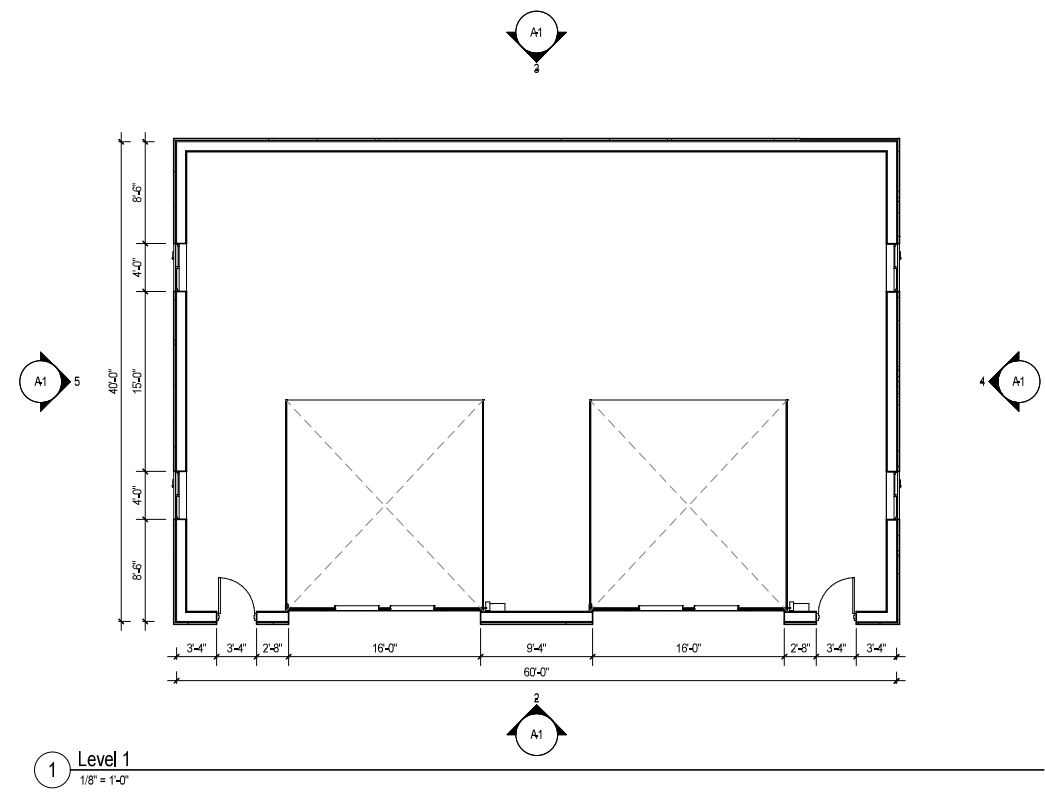
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EXTERIOR MATERIAL CALCULATIONS								
	SOUTH		NORTH		EAST		WEST	
	SF	%	SF	%	SF	%	SF	%
SIDING	0	0%	632	50%	232	36%	232	36%
STONE	774	61%	638	50%	390	60%	390	60%
WINDOWS	0	0%	0	0%	24	4%	24	4%
DOORS	496	39%	0	0%	0	0%	0	0%
TOTAL	1270		1270		646		646	



STONE MANUF: CENTURION
PATTERN: GEORGETOWN
COLOR: KENTUCKY



MAINTENANCE BLDG.
540 NORTH 3RD STREET
POLK CITY, IOWA

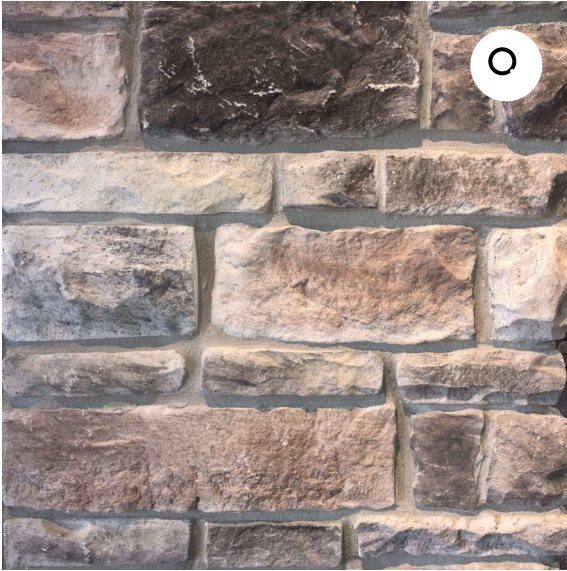
KAHLER GOLF

2023-01-20-- FOR REVIEW AND APPROVAL

Revisions	

ISSUE DATE: 12-30-22 PROJ. #: --
PLANS & ELEVATIONS

Home / Centurion Stone / Georgetown / Kentucky / Georgetown: Kentucky



GEORGETOWN: KENTUCKY

The picturesque Georgetown pattern offers a timeless look suitable for any style of home or building making it one of Centurion's more popular blends.

Categories: [Centurion Stone](#), [Georgetown](#), [Kentucky](#)

Additional information

Technical Information

TEXTURE

Square and rectangular design.

INSTALLATION

Installed in a random pattern with long side down.

RELATED PRODUCTS



CUTFACE: KENTUCKY



CUTFACE: DOVE



STACK: KENT/APP

Board and Batten siding by

LP® SMARTSIDE® EXPERTFINISH® TRIM & SIDING

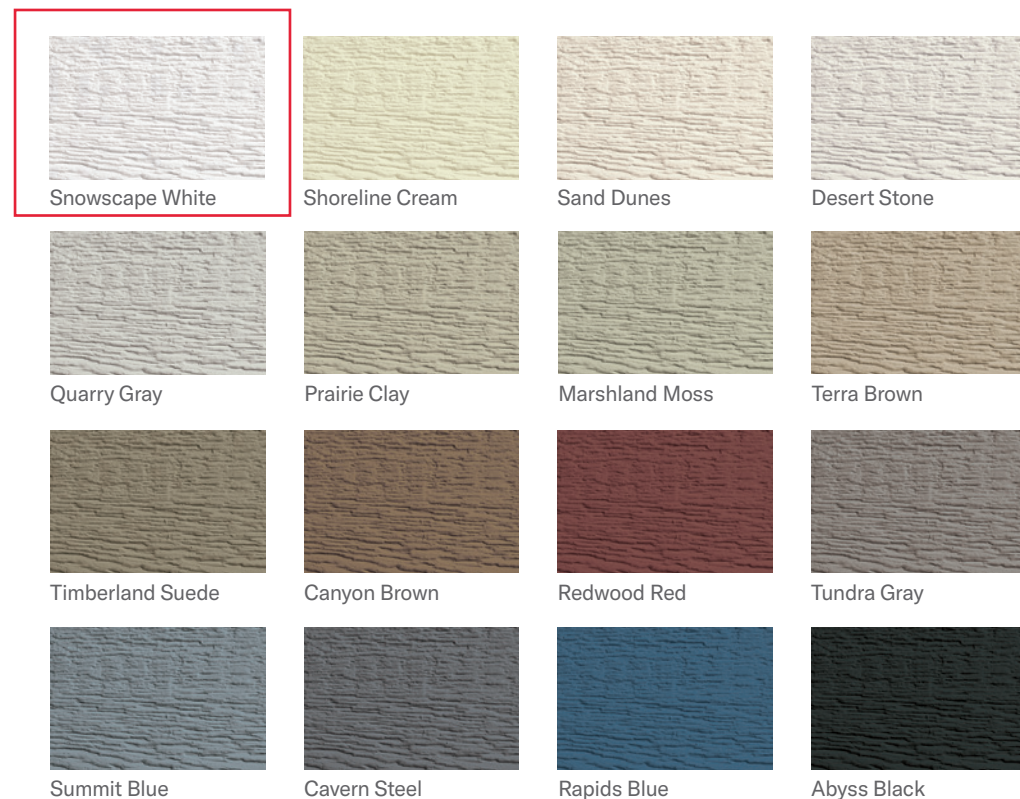
DESIGN IN COLOR

The advanced durability you expect from LP® SmartSide® ExpertFinish® Trim & Siding is available in a colorful prefinished option. Design with LP SmartSide ExpertFinish products by not only considering their texture and style but how 16 versatile colors could complete your design vision. Additionally, prefinished siding gives you confidence in paint consistency that lasts longer and makes it easier on installers to bring the design to life efficiently.

- Installs easier with ExpertFinish Lap, which helps limit the need for most seam caulking, joint moulds, or pan flashing
- Backed by an industry-leading 5/15/50-year limited warranty: 5-year labor and materials, 15-year finish, and 50-year substrate
- May allow for time and labor savings for the installer and builder
- Provides a polished look

Visualize your next project and discover color at LPCorp.com/ExpertFinish.

Which color is best for your build? Review LP's collection of 16 versatile ExpertFinish prefinished colors.

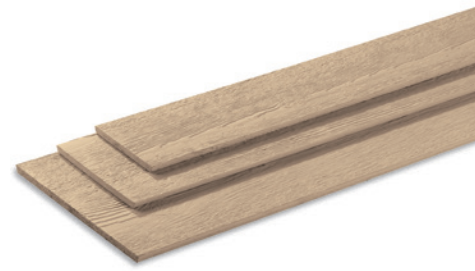


Specifications: LP® SmartSide® Lap Siding

CEDAR TEXTURE LAP

BRING THE BOLD LOOK OF CEDAR TO YOUR STRUCTURES WITHOUT MANY OF THE WORRIES OF TRADITIONAL UNTREATED WOOD SIDING.

- Made of engineered wood, one of the most durable lap siding options on the market
- 16' lengths can result in faster installation and may create fewer seams than traditional 12' siding
- Pre-primed for exceptional paint adhesion
- Self-aligning SmartLock™ option helps eliminate the need to measure and set lap reveal; consistent spacing contributes to a clean look
- APA-certified lap siding
- Treated engineered wood strand substrate
- Available pre-primed and in 16 prefinished ExpertFinish® colors



Cedar Texture

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP

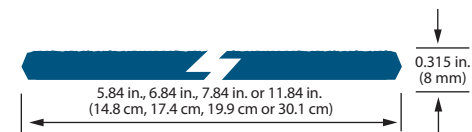
OFFER YOUR CLIENTS THE MODERN, CRISP LOOK OF SMOOTH SIDING WITH ALL THE BENEFITS OF ENGINEERED WOOD.

- Holds up in extreme weather, including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty
- APA-certified lap siding
- Treated engineered wood strand substrate
- Available pre-primed and in 16 prefinished ExpertFinish® colors

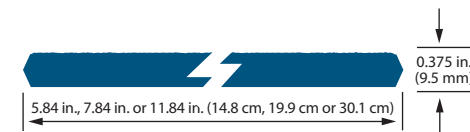


Smooth Finish

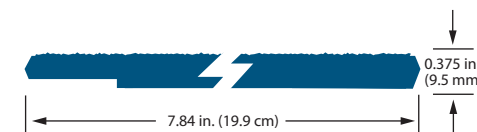
38 SERIES CEDAR TEXTURE LAP



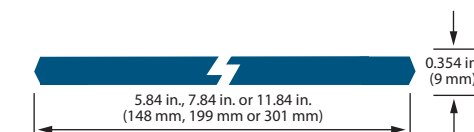
76 SERIES CEDAR TEXTURE LAP



76 SERIES SMARTLOCK CEDAR TEXTURE LAP



38 SERIES SMOOTH FINISH LAP

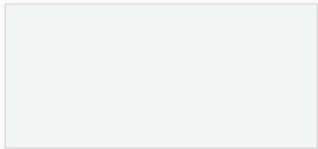


DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Cedar Texture Lap	12 ft. (144 in.)(3.7 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	28869	1.5 PSF
	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	25796	1.5 PSF
	16 ft. (192 in.)(4.9 m)	6.84 in. (174 mm)	0.354 in. (9 mm)	40610	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	25797	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	25799	1.5 PSF
76 Series Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.418 in. (10.6 mm)	25785 (Discontinued)	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	25786	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.418 in. (10.6 mm)	25787	1.5 PSF
76 Series SmartLock Cedar Texture Lap	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.418 in. (10.6 mm)	30317	1.5 PSF

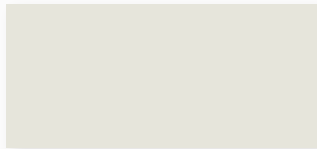
DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Smooth Finish Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	41338	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	41339	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	41340	1.5 PSF



COLOR SELECTION CARD
40-YEAR LIMITED PAINT WARRANTY



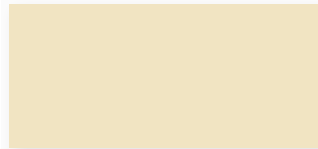
Bright White



Alamo White*



Light Stone*



Ivory



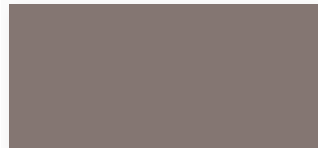
Tan



Ash Gray*



Taupe*



Pewter Gray



Charcoal*



Sage Green



Hunter Green*



Fern Green



Pine Green



Gallery Blue*



Ocean Blue



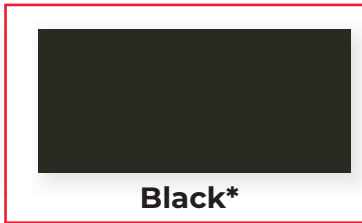
Burnished Slate*



Brown*



Dark Brown*



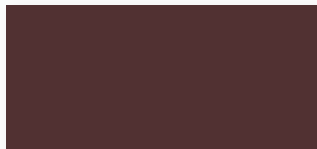
Black*



Bright Red



Rustic Red*



Burgundy*

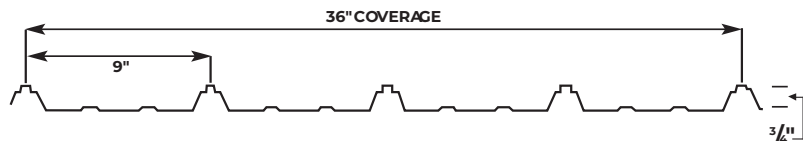


Copper Penny



Galvalume

PROUDLY FINISHED WITH
SHERWIN-WILLIAMS
 Coil Coatings



* Available in Crinkle Finish

Colors shown may vary slightly from actual paint.

RESOLUTION NO. 2023-44

**A RESOLUTION APPROVING THE PRELIMINARY PLAT FOR
KAHLER GOLF PLAT 1**

WHEREAS, on behalf of Tournament Club of Iowa (TCI) LLC and Kahler Golf, LLC, McClure Engineering Company submitted a Preliminary Plat to split Lot 3 of TCI Plat 1 into two lots; and

WHEREAS, on December 19, 2022, the Polk City Planning & Zoning Commission met and recommended approval of the Preliminary Plat for Kahler Golf Plat 1, subject to completion of the City Engineer's review comments and recommendations being satisfactorily addressed; and

WHEREAS, the City Engineer has reviewed the Preliminary Plat and finds that all review comments have been satisfactorily addressed and therefore recommends approval of said Preliminary Plat.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the Planning and Zoning Commission, City Engineer and deems it appropriate to approve the Preliminary Plat for Kahler Golf Plat 1.

PASSED AND APPROVED the 27 day March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

RESOLUTION NO. 2023-45

**A RESOLUTION APPROVING THE SITE PLAN FOR KAHLER GOLF
MAINTENANCE BUILDING**

WHEREAS, McClure Engineering Company on behalf of Kahler Golf LLC., submitted a Site Plan for Kahler Golf Maintenance Building located at 540 N 3rd Street; and

WHEREAS, on December 19, 2023 the Polk City Planning & Zoning Commission met and recommended approval of the Site Plan, subject to completion of the City Engineer’s review comments and recommendations being satisfactorily addressed and all building facades updated to meet the requirements of the architectural design standards for the underlying C-2 district including provision of 60% brick (or an acceptable alternative) on all sides facing a public street, and 50% brick (or an acceptable alternative) on all sides not facing a public street, each exclusive of glass; and

WHEREAS, the City Engineer has reviewed the Site Plan, including amended building elevations in conformance with the architectural design standards for the C-2 district, and recommends Council approval of the same.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the Planning and Zoning Commission, City Engineer and deems it appropriate to approve the Site Plan for Kahler Golf Maintenance Building.

PASSED AND APPROVED the 27 day March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

RESOLUTION NO. 2023-45

**A RESOLUTION APPROVING THE FINAL PLAT INCLUDING EASEMENTS
AND AGREEMENTS FOR KAHLER GOLF PLAT 1**

WHEREAS, on behalf of Tournament Club of Iowa (TCI) LLC and Kahler Golf, LLC, McClure Engineering Company submitted a Final Plat for Kahler Golf Plat 1; and

WHEREAS, the City Engineer and City Attorney have reviewed the Final Plat including easements and agreements and finds that all review comments have been satisfactorily addressed subject to the following:

- Recordation of Final Plat, including all easements and agreements and Legal Documents prior to issuance of a Building Permit for any lot within said plat.
- Developer shall provide a list of potential hazardous materials that may be stored in the buildings for review by the Fire Chief prior to issuance of a building permit.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Polk City, Iowa hereby accepts the recommendations of the City Engineer and City Attorney and deems it appropriate to approve the Final Plat for Kahler Golf Plat 1 subject to recordation of Final Plat, including all easements and agreements, prior to issuance of a Building Permit.

PASSED AND APPROVED the 27 day March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk



City of Polk City, Iowa

City Council Agenda Communication

Date: March 27, 2023 City Council Meeting
To: Mayor Steve Karsjen & City Council
From: Chelsea Huisman, City Manager

Subject: Real Estate Purchase agreement in the amount of \$105,000

BACKGROUND: For the City Council's consideration on Monday is a real estate purchase agreement in the amount of \$105,000 for a property owned by Columbus Junction Park, LLC. The property consists of 3 parcels, with ID numbers as follows: 26100095000000, 26100094001000, 26100094000000.

The City Council has identified the property as a potential future parking lot or trailhead for the City's town square. It would be the City Council's intent to construct a parking lot/trail head at this property, although a timeframe for such a project is not definitive at this time.

ALTERNATIVES: Do not approve the real estate purchase agreement.

FINANCIAL CONSIDERATIONS: The financial considerations to purchase this property is \$105,000. The city will use general fund reserves to purchase this property, and this purchase will be incorporated into a future budget amendment for FY2023 (current budget). A tentative closing date would be on or before June 1, 2023.

RECOMMENDATION: It is my recommendation that the Council approve the real estate purchase agreement in the amount of \$105,000.

RESOLUTION NO. 2023-47

A RESOLUTION AUTHORIZING THE PURCHASE OF CERTAIN REAL ESTATE

WHEREAS, the City of Polk City, Iowa, desires to purchase certain real estate owned by Columbus Junction Park, and which property is legally described as follows:

Lots 9 and 10 in Block 7, and 16 ½ feet of alley lying between Lots 9 and 10 in Block 7, in the Town of Polk City, Polk County, Iowa;

WHEREAS, a purchase price in the sum of \$105,000.00 has been negotiated between the Seller and the City; and

WHEREAS, the Real Estate Purchase Agreement is attached hereto in the form of Exhibit "A."

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Polk City, Iowa, that the purchase of the above-described real estate be and is hereby approved pursuant to the terms of the Real Estate Purchase Agreement attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED by the City Council of the City of Polk City that the Mayor and the City Clerk are hereby authorized to execute the Real Estate Purchase Agreement on behalf of the City, and together with the City attorney are authorized to do all things necessary to complete the transaction contemplated by it.

PASSED AND APPROVED the 27th day of March 2023.

Steve Karsjen, Mayor

ATTEST:

Jenny Coffin, City Clerk

REAL ESTATE PURCHASE AGREEMENT

BY THIS AGREEMENT, dated as of the date set forth below, the parties hereto declare, covenant and agree as follows:

1. **Definitions.** The following terms are hereby defined as set forth below for the purposes of this Agreement and shall be given such meanings wherever appearing in this Agreement unless the context requires otherwise, and subject to such further qualifications as are expressly set forth hereafter:

Buyer: City of Polk City, Iowa, 112 3rd Street, Polk City, Iowa 50226

Seller: Columbus Junction Park, PO Box 456, Granger, IA 50109-0456

Closing

Date: June 1, 2023, or as mutually agreed to between the parties.

Date of this

Agreement: March 18, 2023

Property: Lots 9 and 10 in Block 7, and 16 ½ fee of alley lying between Lots 9 and 10 in Block 7, in the Town of Polk City, Polk County, Iowa (collectively the “Real Estate”).

Purchase

Price: Purchase Price for the Real Estate shall be as set forth in Paragraph 4 below.

2. **Purchase and Sale of Property.** Subject to and upon the terms, provisions, and conditions set forth herein, Seller agrees to sell and Buyer agrees to purchase the entire right, title and interest in and to the Real Estate, including all improvements and personal property appurtenant thereto (as owned by Seller) for the Purchase Price.
3. **Offer and Acceptance.** Buyer shall accept and execute this Real Estate Purchase Agreement on or before March 27, 2023. In the event Buyer fails to accept and execute this Real Estate Purchase Agreement on or before March 27, 2023, this Real Estate Purchase Agreement shall expire.
4. **Purchase Price.** The Purchase Price is the sum of \$105,000.00. The Purchase Price shall be paid in cash or other readily available funds at Closing.
5. **Information Delivery Items.**

- 5.1 **Abstract of Title.** Seller, at Seller's sole expense and cost, shall deliver to the Buyer an Abstract of Title to the real estate showing good and merchantable title in Seller in accordance with Iowa Land Title Standards of the Iowa State Bar Association, but subject to (i) applicable zoning ordinances, and (ii) easements, restrictions and reservations of record if any.
6. **Contingencies to Purchase.** Buyer's obligation to consummate the purchase of the Real Estate and to close is conditioned upon the satisfaction or waiver in Buyer's discretion of each of the following contingencies within the applicable time periods hereinafter specified:
- 6.1 **Title Approval.** Buyer shall deliver to Seller a complete copy of the title opinion of Buyer's counsel, and Seller shall have a reasonable time to correct any title defects. If Buyer's objections are not cured to Buyer's satisfaction prior to the Closing Date, then Buyer may either (i) cancel and terminate this Agreement; or (ii) waive any such remaining objections and approve the condition of title to the Real Estate then existing.
- 6.2 **City Council Approval of this Agreement.** Approval of this Real Estate Purchase Agreement by the City Council of Polk City, Iowa.
- 6.3 **Ingress/Egress Easement.** Buyer shall receive from Seller an Ingress/Egress Easement on the Southwest 24 feet of the vacated Walnut Street right-of-way. If Buyer does not receive said Ingress/Egress Easement prior to Closing Date, then Buyer may cancel and terminate this Agreement.
- 6.4 **Trash Enclosure Relocation.** Buyer shall receive from Seller a written agreement to relocate Seller's existing trash enclosure. If Buyer does not receive said agreement prior to Closing Date, then Buyer may cancel and terminate this Agreement.
7. **Obligations, Representations and Warranties.**
- 7.1 **Seller's Representations.** Seller, in order to induce Buyer to enter into this offer and to purchase the Real Estate, hereby agrees to diligently undertake the performance of all obligations of Seller contained in this Paragraph 7.1, and additionally make the representations and warranties set forth herein:
- (a) Seller shall proceed diligently to provide all information required to be provided by Seller in paragraph 5 herein;
- (b) Seller represents and warrants that it is the owner of the fee interest in the real estate, that it has the full right and power to convey the Real Estate to Buyer at the Closing, and that Seller knows of no unrecorded liens, claims,

leases, licenses, or interests of any kind affecting the title to the Real Estate or the use thereof;

- (c) Except as disclosed to Buyer, Seller has, to Seller's knowledge, not received a notice of any violation of any federal, state, county or municipal laws, ordinances, orders, regulations or requirements affecting any portion of the Real Estate and has no knowledge of any fact or condition which should constitute such a violation;
- (d) Seller has, to Seller's knowledge, received no notice that any default or breach exists under any covenant, condition, restriction, right-of-way or easement affecting the Real Estate, or any portion thereof, which is to be performed or complied with by the owner of the Real Estate, and has no knowledge of any fact or condition which would constitute such default or breach.

7.2 **Buyer Representations.** Buyer, in order to induce Seller to enter into this Agreement and to sell the Real Estate and the Interest, hereby represents and warrants as follows:

This Agreement, upon approval by the City Council of Polk City, Iowa, will be duly and validly executed and delivered by Buyer and constitute the legal, valid and binding obligation of Buyer, enforceable against Buyer in accordance with its terms, except as the enforceability thereof may be limited by bankruptcy, insolvency or other similar laws of general application affecting the enforcement of creditors' rights or by general principles of equity limiting the availability of equitable remedies.

7.3 The parties acknowledge that each and every representation and warranty contained in this Article shall be true and accurate as of the execution of this Agreement and also as of the Closing Date, shall constitute a material part of the consideration hereunder, and shall survive the Closing for a period of one (1) year following the Closing.

8. **Taxes and Assessments.** Seller agrees to pay all Real Estate taxes and assessments prorated to the date of Closing.

9. **Closing Documents.**

9.1 At Closing, Seller shall execute and/or deliver to Buyer the following:

- (a) **Warranty Deed.**
- (b) **Other Documents.** Before Closing, Buyer shall have received the Ingress/Egress Easement and Trash Enclosure Relocation Agreement as set out in Paragraph 6 above. Any other document as may be required for

recording this Agreement, including, but not limited to an Iowa Declaration of Value form and Groundwater Hazard Statement.

(c) **Possession of the Real Estate.** Actual possession of the Real Estate.

9.2 At Closing, Buyer shall execute and/or deliver to Seller the following:

(a) **Purchase Price.** Cash or other readily available funds in the amount of the Purchase Price.

(b) **Other Documents.** Right of First Refusal as set out in Paragraph 14 below. Any other document as may be required for this transaction.

10. **Prorations, Costs.** The following items shall be prorated as of the Closing between Seller and Buyer as set forth herein:

10.2 The Seller shall be charged with the following, the usual and customary costs and expenses set forth in a settlement statement with respect to the conveyance of property, including without limitation (i) the cost of real estate conveyance tax and other transfer taxes, if any, imposed by state or local authorities, all of which shall be prorated to date of possession and (ii) the cost of the continuation of the Abstract of Title.

10.3 Seller and Buyer shall each be responsible for the payment of the fees and expenses of their respective counsel in connection with the transactions contemplated by this Agreement.

11. **Remedies Upon Default.** In the event that either party defaults in their performance under the terms of this Agreement, the other party shall have all the rights and remedies available under the laws of the State of Iowa, including the right of the Seller to forfeit this Agreement in accordance with Chapter 656 of the Code of Iowa (2023), as amended.

12. **Date of Agreement.** This Agreement is being executed first by Seller and then presented to Buyer for execution. The date of this Agreement shall be the date that is the later to occur of the date on which the Seller executes this Agreement or the date on which Buyer executes the Agreement.

13. **Miscellaneous.**

13.1 This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations and understandings are superseded hereby and merged into this Agreement. No party shall be liable or bound to any other person hereto in any manner by an agreement, warranty, representation or guarantee, except as specifically set forth herein or in any instrument executed pursuant hereto.

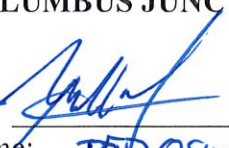
13.2 If any term or provision of this Agreement is determined to be invalid, such

invalid term of provision shall not affect or impair the remainder of this Agreement, but such remainder shall continue in full force and effect to the same extent as though the invalid term or provision were not contained herein.

- 13.3 Time is of the essence of this Agreement. Except as herein otherwise provided, this Agreement and all of the terms and provisions hereof shall inure to the benefit of and be binding upon the heirs, executors, personal representatives, successors and assigns of the parties hereto.
 - 13.4 The parties hereto agree to execute, acknowledge and deliver such other documents and instruments as may be reasonably necessary or appropriate to carry out the full intent and purpose of this Agreement.
 - 13.5 This Agreement and the rights of the parties hereto shall be governed and construed in accordance with the laws of the State of Iowa.
 - 13.6 This Agreement may be executed in any number of counterparts and by the different parties hereto on separate counterparts each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute but one and the same instrument.
14. **Right of First Refusal.** Buyer agrees to provide a Right of First Refusal, in a form reasonably agreed to by the parties, granting Seller the right to purchase the Property at the purchase price of \$105,000.00 in the event Buyer decides not to use the Property for parking or a trailhead and decides to sell the Property.

Approved:

COLUMBUS JUNCTION PARK

By: 
Name: TEDOSWALD
Title: General partner

Approved:

CITY OF POLK CITY, IOWA

By: _____
Steve Karsjen, Mayor

Attest:

By: _____
Jenny Coffin, City Clerk



Date March 20, 2023

To: Chelsea Huisman
 City of Polk City
 P.O. Box 426
 Polk City, IA 50226-0426

INVOICE SUMMARY - JANUARY SERVICES

Services from January 1, 2023 through January 31, 2023

GENERAL ENGINEERING

<u>Meetings</u>	123.0001.01	\$	600.00
<i>Council and P&Z Meetings, City staff meetings, and meetings with developers and developer's engineers.</i>			
<u>Development and Building:</u>	123.0001.01	\$	1,500.00
<i>Coordination with developers, engineers, building inspector, and staff regarding various potential and ongoing projects, and building permits.</i>			
<u>Water Dept:</u>	123.0001.01	\$	-
<u>Sanitary Sewers:</u>	123.0001.01	\$	525.00
<i>Respond to questions re: timing of Parker Lift Station upgrades, sanitary sewer availability, hookup fees, easements, etc.</i>			
<u>Storm Sewers:</u>	123.0001.01	\$	-
<u>Street Dept.</u>	123.0001.01	\$	900.00
<i>Respond to questions re: conceptual street layout and cul-de-sacs, coordinate with staff re: STBG funding application for 3rd & Broadway.</i>			
General:	123.0001.01	\$	550.00
<i>Coordination with City staff and City Attorney re: agendas, minutes, resolutions, ordinances, and miscellaneous issues.</i>			
<u>GIS</u>	123.0001.01	\$	925.00
<i>Prepare rezoning sketch for City Hall/Community Center and zoning map update for 2022 rezonings and annexations.</i>			

SUBTOTAL		\$	5,000.00
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CAPITAL IMPROVEMENT PROJECTS / WORK ORDERS

N. 3rd Street & Vista Lake Avenue Intersection Improvements	121.0455.01	\$	2,242.75
W Bridge Rd Water Main - Additional Coordination	123.0001.01B	\$	4,000.00
LMI Survey Mailing Questionnaire	123.0001.01C	\$	1,823.00
2023 Street Repair Project	123.0188.01	\$	4,450.00
SUBTOTAL		\$	12,515.75

REIMBURSABLE DEVELOPMENT REVIEW PROJECTS

Antler Ridge: Development Agr, Prelim Plat, and Const Dwgs	122.0178.01	\$	1,642.00
Gateway Crossings: Rezoning	122.1398.01	\$	651.00
Kahler Golf Maintenance Building Site Plan	122.1488.01	\$	1,126.00
Scooter's Site Plan	122.0780.01	\$	668.50
SUBTOTAL		\$	4,087.50

TOTAL		\$	21,603.25
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ORDINANCE NO. 2023-4000

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF POLK CITY, IOWA, BY REZONING OF THE CITY OF POLK CITY PROPERTY LOCATED AT 214 S 3RD STREET AND 302 W VAN DORN STREET FROM C-1 CENTRAL BUSINESS DISTRICT TO U-1 PUBLIC UTILITY DISTRICT

WHEREAS, on the 20 day of February 2023, the Planning and Zoning Commission of the City of Polk City, Iowa, recommended to the City Council that the property legally described as:

LOTS 1,2,3, 4 AND THE NORTH/SOUTH ALLEY AND EAST/WEST ALLEY IN BLOCK 13, POLK CITY, POLK COUNTY, IOWA, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD;

AND

THE ABUTTING FULL RIGHT-OF-WAY FOR W. VAN DORN STREET, THE ABUTTING NORTHEAST ONE-HALF RIGHT-OF-WAY FOR W. WOOD STREET, THE ABUTTING NORTHWEST ONE-HALF RIGHT-OF-WAY FOR S. 3RD STREET, AND THE ABUTTING SOUTHEAST ONE-HALF RIGHT-OF-WAY FOR S. 4TH STREET

be considered for rezoning from zoning classification C-1 Central Business District to U-1 Public Utility District; and

WHEREAS, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

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

Section 1: That the Municipal Code of the City of Polk City, Iowa, be and is hereby amended by rezoning 1.055 acres from the zoning classification of C-1 Central Business District to U-1 Public Utility District.

Section 2: All Zoning Regulations, as applicable, shall apply.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ of _____ 2023.

Steve Karsjen, Mayor

ATTEST:

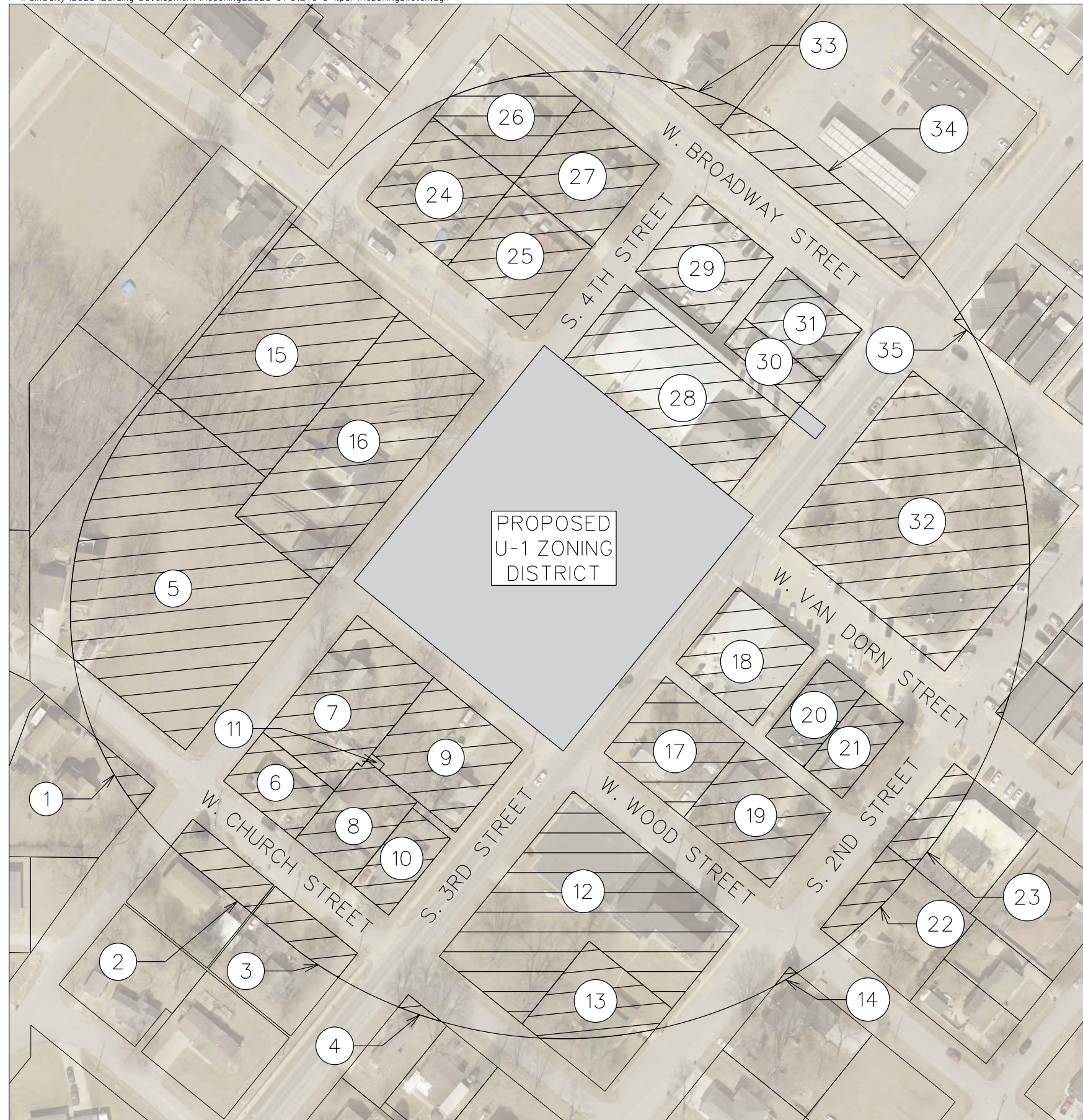
Jenny Coffin, City Clerk

First Reading:

Second Reading:

Third Reading:

Date of Publication by posting



PARCEL NUMBER	PROPERTY OWNER	OWNER ADDRESS
1	Audrey and Darrell Rude	406 4th Street
2	Tracy and Vicky Robinson	314 W. Church Street
3	John Pearce	402 S. 3rd Street
4	Debra Woolsoncroft	401 S. 3rd Street
5	Dennis and Georgene White	408 W. Church Street
6	NW Bell Telephone Company	1801 California St. Ste 2500 Denver, CO 80202
7	Michael Bueltel	314 W. Wood Street
8	City of Polk City	305 W. Church Street
9	Michael Bueltel	306 S. 3rd Street
10	City of Polk City	314 S. 3rd Street
11	City of Polk City	
12	ACG Properties, LLC.	302 S. 2nd Street
13	Laurel Friedman	314 S. 2nd Street
14	Frances and William Magie	301 S. 2nd Street
15	Cheryl Newby	502 W. Van Dorn Street
16	Richard and Rosemary Taylor	402 W. Van Dorn Street
17	Michael Bueltel	213 S. 3rd Street
18	Maximum Properties, LLC.	711 SE 6th Street Grimes, IA 50111
19	John Boelkes and Kimberly Graziano Boelkes	204 W. Wood Street
20	K Ventures, LLC.	711 SE 6th Street Grimes, IA 50111
21	John and Marshal Lindahl	202 W. Van Dorn Street
22	Jeri and Ronnie Crowdis	109 W. Wood Street
23	Penta Partners, LLC.	110 W. Van Dorn Street
24	Mark Toomer	415 W. Van Dorn Street
25	Betty Miller	405 W. Van Dorn Street
26	Harvey Blackman	414 W. Broadway Street
27	Mark McKinley	402 W. Broadway Street
28	City of Polk City	112 S. 3rd Street
29	City of Polk City	
30	Operative Lodge 308 Trustees	106 N. 3rd Street
31	Bruce A Boland Trust	302 W. Broadway Street
32	Polk City Park	
33	First Choice Renovations, LLC.	401 W. Broadway Street
34	Krausewa, LC.	113 N. 4th Street
35	Fandel Holdings, LLC.	221 W. Broadway Street