Addendum 02

Project Name: Parking Lot Expansion

Project No: 240308-1

Owner: Broadlawns Medical Center

Date: 9.22.2026

To All Holders of Drawings and Project Manuals:

This Addendum incorporates the included changes as part of the construction documents. For bids to be considered, this addendum must be acknowledged as indicated on the Bid Form. These items shall supersede and/or modify anything to the contrary in the Drawings or Project Manual.

This Addendum consists of 86 pages.

Project Manual	48
Drawings	30
Other	8
Total	86

A. Prior Addenda

Item #	Add #	Attachment	Description of Change
1	01	N/A	Reference Addendum 01, issued on September 16th, 2026.

B. Drawing Changes

1. Sheet C.1.1
   a. **ADD** callout for Bid Alt demo of existing pavement and sidewalk. Sawcut to nearest joint.
   b. **ADD** callout for Bid Alt removal and salvage of stop sign.
2. Sheet C1.2
   a. **ADD** callout for Bid Alt demo of existing pavement and sidewalk. Sawcut to nearest joint.
   b. **ADD** callout for Bid Alt removal and salvage of stop sign.
3. Sheet C2.1
   a. **ADD** callout for Bid Alt 7” PCC pavement drive entrance.
   b. **ADD** callout for Bid Alt 5” PCC sidewalk placement with detectable walk.
   c. **ADD** callout for Bid Alt Reinstallation of stop sign.
   d. **ADD** callout and notes for 6” PCC Bus Shelter Pad & 5” PCC Loading Area.
   e. **ADD** callout for modular block retaining wall along sides on bus shelter.
   f. **ADD** callout for concrete stairs w/hand rail. Reference Structural.
4. Sheet C2.2
   a. **ADD** callout for Bid Alt 7” PCC pavement drive entrance.
   b. **ADD** callout for Bid Alt 5” PCC sidewalk placement with detectable walk.
   c. **ADD** callout for Bid Alt Reinstallation of stop sign.

d. **ADD** callout and notes for 6" PCC Bus Shelter Pad & 5" PCC Loading Area.

5. Sheet C3.1
   a. **ADD** callout for Bid Alt elevations on grading for drive.
   b. **ADD** callout for elevations
6. Sheet C3.2
   a.
7. ADD Sheets 1-5 for Broadlawns Pedestrian Crossing Public Improvements Site Plan **(PCCP-2026-000014)**
   a. Sheets are numbered, 1/5, 2/5, 3/5, 4/5, 5/5 respectively.
8. Sheet S0.1
   a. **REVISE** retaining wall in center to be angle on the East end.
   b. **ADD** note to show concrete steps with handrail. Callout included for detail 2/S1.1.
9. Sheet S1.1
   a. **REVISE** detail to include railing for concrete stairs 2/S1.1

C. **Project Manual** Changes

1. SECTION 00 00 01 Table of Contents
   a. **REVISE** to show Agreement Form as 00 50 00, 00 50 00.01 as CMA Contract and 00 50 01.02 as Exhibit A
   b. **ADD** Pre-Bid Questions
2. SECTION 00 41 00 Bid Form Stipulated Sum Addendum 02
   a. **REVISE** to include Addendums 01 and 02
3. SECTION 00 42 00 Alternates
   a. **ADD** ***Alternate No. 2 – DART Bus Revisions***
      If DART is accepting of a newly modified drive entrance for the main campus northwest of the site, add demo for sidewalk and drive entrance pavement, new 7" PCC reinforced drive entrance, new 5" PCC sidewalk pavement, the removal and relocation of stop sign. Provide deduct for work associated with bus stop shelter, pad and loading area.
4. SECTION 00 50 00 Agreement Form
   a. **ADD** Pages previously omitted.
5. SECTION 00 80 00 Bid Package 00 – General Requirements
   a. **DELETE** line 55, subsection a, sub i: ~~***Contractor to provide reference list with bid including customer contract information.***~~
6. SECTION 00 80 01 Bid Package 01
   a. **ADD** paragraph A, line 18: ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.***
   b. **REVISE** paragraph B, line 2 to read: Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.***
7. SECTION 00 80 02 Bid Package 02
   a. **ADD** paragraph A, line 24: ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.***
   b. **ADD** paragraph B, line 9: ***Demo existing concrete as indicated on the construction documents and dispose of all debris to an offsite location per applicable codes and regulations.***

c. **ADD** paragraph B, line 10: ***Contractor shall perform clean saw cuts in a manner to minimize overcutting beyond the limits of removal shown in the construction documents. In the event a saw cut extends beyond the limits into an adjacent panel, pavement slab or utility structure, the contractor shall remedy and/or replace to the nearest joint or as directed by the AHJ at no cost to the Owner.***

d. **ADD** paragraph B, line 11: ***In the event concrete removal or other operations within this scope of work damage existing concrete, this contractor shall replace the damaged concrete to the next joint or as directed by the Engineer at no cost to the Owner. Contractor shall notify Construction Manager of any damage to existing concrete immediately.***

e. **ADD** paragraph C, line 4: ***Contractor is responsible for the backfill of the retaining wall. Coordinate with Bid Package 03.***

f. **REVISE** paragraph C, line 5 to read: Handle all ***earthwork*** spoils from the foundation work for site concrete & retaining walls scopes of work. Spoils to be generated after mass grading work & prior to parking lot preparation. Spoils will be stockpiled in location as designated by Construction Manager by other trades for handling and /or haul off of such spoils by this trade.

g. **REVISE** paragraph C, line 10 to read: Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.***

h. **ADD** paragraph C, line 14: ***Where suitable soils are found for pavement subgrade applications, suitable soils could be moisture conditioned and recompacted as engineered compacted fill***

i. **REVISE** paragraph C, line 17 to read: Site pad preparation:

   i. Cut/fill as required to obtain specified subgrade elevation as noted in the Contract Documents.

   ii. ***Prior to placement of the concrete slab and slab on grade by Bid Package 03, this contractor shall furnish, place and compact 12 inches of subgrade in 2-6" lifts as indicated on the Contract Documents. Work around and protect underground rough-ins provided by other trades.***

j. **ADD** paragraph D, line 11: ***Contractor to furnish and install all PVC relief holes in retaining wall as indicated in construction documents. Spacing of relief holes is recommended at 10' O.C.. Coordinate with Bid Package 03. Core drilling of these penetrations will not be permitted.***

k. **REVISE** paragraph D, line 12 to read: ***Furnish and install*** all sub drainage components at ***retaining wall foundation*** including tile, fabric, drainage mat and fill as shown on the documents. Include all site pad sub drainage details as shown.

8. SECTION 00 80 03 Bid Package 03

   a. **ADD** paragraph A, line 19: ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.***

   b. **REVISE** paragraph D, line 5 to clarify Bid Package 03 is responsible for the removal of all ***concrete*** spoils generated by their scope of work. Bid Package 02 shall handle all ***earthwork*** spoils generated by Bid Package 03.

   c. **ADD** paragraph D, line 9: ***Building Permits for retaining wall have been applied for by Owner.***

   d. **ADD** paragraph D, line 10: ***Contractor responsible for any and all permits required by the City of Des Moines. This includes, but is not limited to, permits for sidewalks and approaches.***

   e. **DELETE** paragraph E, line 1

   f. **DELETE** paragraph E, line 2

g. **DELETE** paragraph E, line 3

h. **Revise** paragraph F, line 3 to read: Furnish and install all bases for bollards and footings for electrical equipment as indicated in the Construction Documents. Include all required reinforcement. Provide chamfer on all exposed edges of concrete. Coordinate with Electrical Contractor for placement; conduit and sleeves provided by Bid Package 04. ***Light pole bases to be provided and installed by Bid Package 04.***

i. **REVISE** paragraph F, line 4 to read: Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.***

j. **ADD** paragraph G, line 1: ***Retaining wall along Hickman Road to be the only section of retaining wall to receive the guardrail as shown in the construction documents.***

k. **ADD** paragraph G, line 2: ***Guardrail is to be galvanized finish.***

l. **DELETE** paragraph H, line 7

m. **REVISE** paragraph H, line 3 to read: ***Include all excavation, trenching, backfill, compaction, bedding materials as required for this Bid Package.***

n. **DELETE paragraph I, line 1.**

o. **DELETE** paragraph I, line 2: Furnish and install all ***foundation, paving, sidewalks, drives/approaches and curb*** work as indicated in the contract documents. Include excavation, formwork, bracing, staking, layout, vapor retarders, geofoam, reinforcing steel, concrete, epoxy, grout, rigid insulation at foundation, backfill, compaction, etc., to install the work complete. Removal of any ***concrete*** spoils generated by this scope of work.

p. **REVISE** paragraph I, line 5 to read: ***Furnish and install all reinforcement as shown in the construction documents. All reinforcement must be inspected. Coordinate with the Construction Manager.***

q. **REVISE** paragraph I, line 8 to read: Furnish and install retaining wall according to contract documents. This includes excavation, forming, pouring, and reinforcement. ***Backfilling of the retaining wall will be by Bid Package 02.***

r. **ADD** paragraph I, line 9: ***Smooth form to be used for the retaining wall. Retaining wall finish to be either smooth or rubbed finish. Coordinate with Owner.***

s. **ADD** paragraph I, line 10: ***Tie holes in finish surface of retaining wall are to be cleaned and plugged or grouted. At form joints, protruding fins are to be chipped off.***

t. **ADD** paragraph I, line 11: ***Contractor to construct a retaining wall mock-up including a one form panel joint for Owner review and approval.***

u. **ADD** paragraph I, line 13: ***All sub drainage components at retaining wall foundation including tile, fabric, drainage mat and fill as shown in the construction documents to be furnished and installed by Bid Package 02. Coordinate with other contractors for installation***

v. **REVISE** paragraph I, line 14 to read: Contractor shall attend Special Inspection and Testing Program Review meeting prior to construction. ***Coordinate with Construction Manager to schedule 3rd party testing*** for all required testing and inspections per the program. ***Contractor is responsible for taking cylinders. Owner will pay for 3rd party testing.***

w. **Add** paragraph I, line 15 to read: Furnish and install all footings and foundations associated with the retaining walls. This includes excavation, forming, pouring and reinforcement. ***Bid Package 02 shall be responsible for backfilling. Coordinate with other contractor.***

x. **REVISE** paragraph I, line 33 to read: This Bid Package is responsible ***to coordinate with Construction Manager to schedule*** all inspections and test for each pour. Notify the Contraction Manager of pour dates.

y. **REVISE** paragraph I, line 36: Contractor to provide joint sealing and installation of salt barrier spray-on. ***Salt barrier spray-on to be PROSOCO Saltguard VOC, to match existing used by Owner.***

9. SECTION 00 80 04 Bid Package 04

a. **ADD** paragraph A, line 20: ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.***

b. **DELETE** paragraph F, line 14.

c. **REVISE** paragraph G, line 3 to read: Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.***

d. **ADD** paragraph G, line 8: ***The Contractor is responsible for setting the transformer on the pad. Utility provider is responsible for furnishing the transformer. Utility provider responsible for furnishing and installing transformer pad.***

SECTION 00 41 00
BID FORM - STIPULATED SUM
ADDENDUM NO.2

PROJECT: Broadlawns Medical Center – Parking Lot Expansion

BID TO: Broadlawns Medical Center
1801 Hickman Road
Des Moines, IA 50314
Attention: Proctor Lureman

BID FROM:

_____	_____
Bidder's Company Name	Telephone Number
_____	_____
Date of Proposal	Fax Number
_____	_____
Contact Person	E-mail Address

********ATTACH A COPY OF THE BID PACKAGE DESCRIPTION(S) TO THIS BID********

BID FOR: Contract work for the Broadlawns Medical Parking Lot Expansion project as shown in Bidding Documents Dated: September 10th, 2026.

BID PLACE: Bids are to be submitted to Graham Construction on behalf of Mr. Proctor Lureman, Broadlawns Medical Center.

Bids will be received between the hours of 1:00 PM and 2:00 PM CST.

BIDS SHALL BE DELIVERED TO: Broadlawns Medical Center
Jenner Conference Room, Building 1 Room MP107
1761 Hickman Road
Des Moines, IA 50314

Hand deliver bids to the address listed above.

BID DATE: Bids are due on Thursday, 24th of September, 2026.

BID TIME: Bids are due no later than 2:00 PM CST.

1. The undersigned BIDDER agrees, if the Bid is accepted, to enter into an agreement with OWNER, in the form included in the Bidding Documents, to perform and furnish the Work as specified or indicated in the Bidding Documents for the Bid Price and within the Bid Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

2. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

    A. This Bid will remain subject to acceptance for 60 days after the day of Bid opening;

B. To the extent permitted by law, the Owner has the right to accept or reject this Bid, including alternate bids, and to waive minor informalities in the bidding;

C. BIDDER accepts the provisions of the Instructions and Supplementary Instructions to Bidders regarding disposition of Bid Security;

D. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within 10 days after the date of Owner's Notice of Award;

E. BIDDER has examined copies of all the Bidding Documents;

F. BIDDER has visited the site and become familiar with the general, local and site conditions;

G. BIDDER is familiar with federal, state, and local laws and regulations;

H. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examinations, investigations, explorations, tests, studies and data with the Bidding Documents;

I. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm or corporation and is not submitted in conformity with an agreement or rules of a group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; BIDDER has not solicited or induced a person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself an advantage over another BIDDER or over OWNER.

J. Qualified Bids will not be accepted.

K. This project is sales tax exempt. The owner will issue an exemption certificate for the purchase or use of building materials, supplies, and equipment that will be used in the performance of the construction contract.

L. Combined bids will not be accepted. Bidders may bid more than one package.

3. BIDDER has received the following Addenda. Receipt of which is hereby acknowledged;

Addendum No. 1 (9/16/2026) _____ Addendum No. 2 (9/22/2026) _____

4. BIDDER hereby acknowledges that sales tax has not been included in the bid values listed below.

5. BIDDER will complete the work for the Bid Package(s) listed below in accordance with the Contract Documents (all bids will be Prime Contract bids to include all labor, material, shop drawings, superintendence, project management, delivery, unloading, tools, equipment, rigging, cleaning, adjusting, etc. to complete the work):

Bid Pkg	Bid Package Title	Written Bid Amount	Numerical Bid Amount
00	General Requirements	INCLUDED BY REFERENCE TO BE PART OF ALL BID PACKAGES	INCLUDED
01	Landscape		$
02	Sitework & Underground Utilities		$

03	Concrete & Retaining Wall		$
04	Electrical		$
Alt 1	Deduct for Modifications to Alleyway (Alternate No. 1)		$
Alt 2	DART Bus Revisions		$

6. ALTERNATES – refer to Specification Section 00 42 00 for descriptions. If the items below are left blank it will be considered "No Change" and zero dollars if the alternate is accepted.

A. Alternate Bid No. 1: Deduct for Modifications to Alleyway

BP #01 ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #02 ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #03 ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #04 ADD / DEDUCT _____ Dollars $_____
(circle one)

A. Alternate Bid No. 2: DART Bus Revisions

BP #01 ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #02 ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #03 ADD / DEDUCT _____ Dollars $_____
(circle one)

BP #04 ADD / DEDUCT _____ Dollars $_____
(circle one)

7. BIDDER agrees that all Work will be substantially complete per the schedule as outlined in Specification Section 01 15 20 & 01 15 20.01.

8. BID FORM SIGNATURE(S):

SUBMITTED: _____, 20_____
(Date)

BY: _____
(Bidder - print the full name of your firm)

_____
(Signature and *printed* name of person authorized to sign) (Title)

END OF SECTION 00 41 00

SECTION 00 42 00
ALTERNATES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Definition of Alternate.

B. Coordination of Work.

C. Submission procedures.

D. Schedule and description of alternates.

1.02 DEFINITION

A. An Alternate is an amount proposed by Bidders and stated on the Bid Form for certain construction activities defined in the Bidding Requirements that may be added to or deducted from Base Bid amount if the Owner decides to accept a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents.

1.03 GENERAL

A. The proposal price for each Alternate shall cover all Work listed in, incidental to or reasonably implied in connection with the subject and nature of the Alternate such as miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether or not specifically mentioned as part of the Alternate. No revisions in Alternate proposals, if accepted, will be allowed by reason of the failure of the Contractor to include all items of Work incidental to or reasonably implied by the description of each Alternate bid.

B. The provisions of the Base Bid Specifications apply to all items of labor, materials, workmanship, installation, etc., in connection with the Alternate bids, except as may be specifically shown or noted to the contrary.

C. Work contained in additive Alternate bids which follow is not included in Base Bid, but only in the Alternate bids.

D. In Alternate bids for different makes of equipment, the alternate equipment must conform to the specified requirements and characteristics and must fit within the available space.

1.04 COORDINATION

A. Coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted Alternate is complete and fully integrated into the Project.

1.05 SUBMISSION REQUIREMENTS

A. Submit Alternates identifying the effect on adjacent or related components.

B. Alternates quoted on Bid Forms will be reviewed and accepted or rejected at the Owner's option. Accepted Alternates will be identified in the Owner-Contractor Agreement.

C. Coordinate related work and modify surrounding work to integrate the Work of each Alternate.

1.06 SCHEDULE OF ALTERNATES

A. Alternate No. 1 – Deduct for Modifications to Alleyway

Based on city confirmation, vacation, conveyance and purchase of alleyway, the retaining wall may require less overall height, and the western portion of the alleyway will not need to be gravel. Provide credit for not placing 6" Class A roadstone on west side of the alley, pouring the retaining wall at a lower height and shorter length at the alleyway, reduced guardrail length in that section, and reduced length in subdrain. Provide cost for additional shrubbery and topsoil in area wall will not be poured.

B. Alternate No. 2 – DART Bus Revisions

If DART is accepting of a newly modified drive entrance for the main campus northwest of the site, add demo for sidewalk and drive entrance pavement, new 7" PCC reinforced drive entrance, new 5" PCC sidewalk pavement, the removal and relocation of stop sign. Provide deduct for work associated with bus stop shelter, pad and loading area. *ADDM 02*

C. Voluntary Alternates

Voluntary Alternates may not be provided. Thorough description must be provided with costs outlined for each alternate described.

END OF SECTION 00 42 00

SECTION 00 80 01

BID PACKAGE 01

Bid Package 1: Landscaping, Seeding, Sodding, Retaining Wall, Site Furnishings

Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 15 20.

This bid package includes, but is not limited to the following scope of work:

A. Bid Package #00 – General Requirements

B. Plans by Bishop Engineering dated September 10, 2026.

C. Specifications from the Project Manual by Bishop Engineering dated September 10, 2026. Including, but not limited to the following sections

a. All Division 00 and 01 specifications
b. 31 20 00 Earthwork (as applies)
c. 31 23 33 Trenching & Backfilling (as applies)
d. 32 91 19 Landscape Grading
e. 32 92 19 Seeding
f. 32 92 19 Turf Seeding
g. 32 93 00 Trees, Shrubs, Groundcover
h. Site Clearing and Grading (SUDAS Standards)
i. Site Utilities (SUDAS Standards)
j. Plant Material and Plantings (SUDAS Standards)
k. City of Des Moines General Supplemental Specifications
l. Iowa DOT Standard Specifications for Highway and Bridge Construction

The below items are further clarifications and/or additional requirements to the above specification sections.

D. DIVISION 01 – GENERAL REQUIREMENTS

1. All work to be completed in accordance with the schedule and phasing included in specification section 01 15 20 and as noted in the Contract Documents. The contractor must include additional mobilizations as needed to meet the schedule and phasing as noted.

2. Furnish and install final grading and spreading of topsoil. Furnish and install all landscaping, seeding, sodding, and site furnishings etc. as indicated in the contract documents.

3. Clean streets and roadways to keep them free of dirt, mud and debris generated by this scope of work. Clean daily or more often as site conditions require. Fill any wheel tracks, etc from deliveries or equipment.

4. Provide daily jobsite clean-up. Haul and place all debris (no plant materials, or soil) in dumpster provided by others.

5. Coordinate with the AHJ, city, state, etc. on work related to the disturbance of any public streets or right of ways. This includes but is not limited to any fine grading, deliveries, or work near street access. Obtain all necessary approvals and permits before commencing work.

6. Provide all required traffic control and barriers for installation of work.

7. Include taking any deliveries related to this Bid Package, and moving materials and clean-up as required. All deliveries must be coordinated and scheduled with the Construction Manager.

8. Each Prime Contractor is responsible to have at minimum on one English speaking supervisor on site during the duration of the Contractor's work.

9. Provide temporary power and water for this scope of work if other permanent or temporary power and water are not readily available at the jobsite.

10. Contractor to provide, set-up and maintain any barricades, signage, traffic control, etc. for work involving closing of streets, drives, sidewalks, etc.. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.

11. Material delivery and trucking routes to be coordinated with Construction Manager prior to commencement of work.

12. Include taking any deliveries related to this Bid Package, and moving materials and clean-up as required. All deliveries must be coordinated and scheduled with the Construction Manager.

13. The construction site is limited to materials and equipment. Coordinate material and equipment locations with the Construction Manager. Anything that needs to move out of the construction area will need to be kept in a staging area directed by the construction manager. The cost of moving materials needs to be included. Each prime contractor is responsible for their own stored materials and equipment.

14. Project foreman's meetings will be held weekly at the site and progress coordination meetings will take place bi-weekly with the construction manager and CMC staff. Contractors shall have a representative at each meeting while the contractor is on site or within 4 weeks of starting a task. This representative shall have knowledge of the project and be empowered to make decisions while at the meeting. Absences to be discussed with the construction manager prior to the meeting.

15. Submittal and closeout due dated must be uploaded to Procore prior to the due date. Contractor will be responsible for uploading all RFI's to Procore for review by the Construction Manager.

16. Each bid package is responsible for replacing anything they damage such as site items, etc. that are damaged or compromised by the work of this bid package.

17. Each contractor is responsible to supervise all subcontractors under that specific bid package. Graham will give 24 hours' notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor's subs.

18. ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.*** *ADDM 02*

A. DIVISION 02 – EXISTING CONDITIONS

1. Locate and protect all existing underground and overhead utilities to remain, both public and private. Pothole existing underground utilities to confirm locations and depths as required. Dig permit to be filled out and signed by Construction Manager prior to work starting.

B. DIVISION 31 – EARTHWORK

1. Restore all public and private land disturbed by the work of this Bid Package to original condition.

2. Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.*** *ADDM 02*

3. Repair erosion control, temporary roads/access, etc. disturbed by the installation of the work in this Bid Package.

4. Include final grading and adjustment of topsoil prior to placement of sod and seeding. All final grades shall be provided to this bid package to within +/- one inch (+/- 1") of elevations shown on plans. Pick-up and dispose of off-site all rocks over three-quarters of an inch (3/4") in diameter. Coordinate final topsoil depth with AHJ and remove excess spoils.

C. DIVISION 32 – EXTERIOR IMPROVEMENTS

1. Furnish and install all landscaping, including all plants, trees, sod, and seeding as noted in the Contract Documents. This includes soil treatment, fertilizer, mulch, rock, etc.

2. Protect plantings, shrubbery and tree root systems during transportation and storage as necessary to ensure root systems are maintained and in a healthy condition. During storage, heel-in plants with moist mulch or soil; maintain, water and protect from excessive sun, wind and inclement weather conditions.

3. Provide tree planting process and meet with landscaping architect for approval.

4. Landscape edging to be straight and verify correct elevation, proper backfill and bed depth for sod/mulch/rock.

5. Provide watering of plants, trees, sod, and seeding starting at installation date and extending until October 1st, 2027.

6. Contractor shall retain full liability for the health of all plantings, shrubbery, trees, sod, and seeding until final acceptance. Material determined to be damaged or unhealthy by the Construction Manager before final acceptance shall be replaced at the Contractor's full expense.

7. Contractor to include 1 additional mobilization to remove stakes installed for trees and shrubbery. Stakes remain in place for no longer than 1 year from installation.

8. Contractor to provide, set-up and maintain any traffic control necessary for work involving closing of streets, drives, sidewalks, etc.. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.

D. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:

a. Provide a list of hourly labor rates for change order work including subcontractors working under the prime contractor. Include overtime rates.

b. Provide a list of billable tool/equipment rates for change order work including subcontractors.

c. Project Manager: $_____/hr

d. Superintendent: $_____/hr

e. Foreman: $_____/hr

f. Laborer: $_____/hr

g. Planting Material (each type) $_____/EA*

h. Seeding (each type) $_____/SF*

i. Sodding (each type) $_____/SF*

j. Payment & Performance Bonds _____%

*Provide an 'each' unit price for each type of shrubbery, tree, and grass (seed and sod) listed in the Plant Schedule (C5.1).

E. ALTERNATES

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

F. COMPANY INFORMATION:

_____ _____
Bidder's Company Name Telephone Number

_____ _____
Date of Proposal Fax Number

_____ _____
Signature Printed Name

END OF SECTION 00 80 01

SECTION 00 80 02

BID PACKAGE 02

Bid Package 02: Sitework and Underground Utilities

Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 15 20.

This Bid Package includes, but is not limited to the following scope of work:

A. Bid Package #00 – General Requirements

B. Construction documents by Bishop Engineering dated September 10, 2026.

C. Specifications from the Project Manual by Bishop Engineering dated September 10, 2026. Including, but not limited to the following sections:

   a. All Division 00 and 01 specifications
   b. 31 10 00 Site Clearing
   c. 31 20 00 Earthwork
   d. 31 23 33 Trenching and Backfill
   e. 31 35 00 Erosion and Sediment Controls
   f. 32 11 23 Aggregate Base Course
   g. 33 10 00 Water Utilities
   h. 33 40 00 Storm Sewer and Drainage
   i. 33 49 00 Storm Drainage Structures
   j. Site Clearing and Grading (SUDAS Standards)
   k. Site Utilities (SUDAS Standards)
   l. Temporary Construction Entrance per SUDAS
   m. City of Des Moines General Supplemental Specifications
   n. Iowa DOT Standard Specifications for Highway and Bridge Construction

The below items are further clarifications and/or additional requirements to the above specification sections.

A. DIVISION 01 – GENERAL REQUIREMENTS

1. All work in this Bid Package shall be provided in accordance with OSHA regulations and applicable state and local codes. Provide proof of all training and certificates required and provide written safety and fall protection programs. Sloped excavations and trenches shall meet OSHA requirements. All work to follow Graham safety standards as listed in Graham's safety manual. Excavations and trenches are to be fenced off at the end of each working shift.

2. This project will utilize Last Planner Construction Schedule tools to plan the work, update the schedule, and monitor progress. It is a requirement to provide all paperwork and attend all meetings as requested by the Contractor/Construction Manager. Some of the items included are, but not limited to:

   a. A minimum of one scheduled coordination meeting per phase will be held with the Subcontractor/Prime project managers and foremen. These meetings may last a full day and

are mandatory. In this meeting, you will be required to list all activities, assign accurate durations, and work with other contractors to sequence the activities as a group.

b. Weekly foremen's meetings will be held where weekly work plans (WWP's) will be turned in to the Contractor/Construction Manager for review and the 6-week project schedule will be discussed. Weekly work plans are required to be turned in prior to the weekly meeting so all activities can be compiled into one WWP and distributed at the meeting.

c. Daily stand-up meetings are a daily progress check and planning session for the following day. These meetings will be held on the project site, foremen for all trades on site are required to be there, and they should take no longer than fifteen minutes per day.

3. This bid package shall furnish, install, and maintain the erosion control measures for the entire project duration or until the applicable permit(s) can be closed out. All work must be in compliance with the Iowa Department of Natural Resources and City of Des Moines ordinances. Coordinate all work with the Construction Manager, including final removal and completion. NPDES permit to be retained by owner.

4. SWPPP monitoring will be performed by this Bid Package. Contractor is responsible for a designated qualified person as defined by Iowa DNR to inspect the site at a minimum of once every 7 days AND within 24 hours of a rain event of 0.5 inches or greater. Contractor shall document each inspection in a report with photographs of the current site conditions and any infractions that need corrected. Reports shall be made available within 24 hours of the inspection and physically filed in a dedicated SWPPP binder. Contractor is responsible for updating the on-site SWPPP site map drawings as conditions change and file current version in binder. SWPPP binder is to be stored onsite and updated for documentation weekly. All SWPPP issues are to be corrected within 48 hours after report issued. SWPPP inspections shall begin from initial soil disturbance until final stabilization or until all applicable permit(s) can be closed out.

5. All work to be completed in accordance with the schedule and phasing included in Specification Section 01 15 20 and as noted in the Contract Documents. The contractor must include additional mobilizations as needed to meet the schedule and phasing as noted. Contractor shall proceed with work in any area that becomes available ahead of schedule dates when suitable working conditions permit.

6. Coordinate with the city of Des Moines on work related to the disturbance of any public streets or right of ways. This includes but is not limited to any grading in the right of way; tie in at parking lot entrances, and utility connections. Obtain all necessary approval and permits before commencing work.

7. Material delivery and trucking routes to be coordinated with Construction Manager prior to commencement of work.

8. Include taking any deliveries related to this Bid Package, and moving materials and clean-up as required. All deliveries must be coordinated and scheduled with the Construction Manager.

9. Contractor shall inspect all delivered materials upon receipt and prior to acceptance, installation, or incorporation into the Work. Contractor shall verify that materials are the correct type, size, quantity, and configuration and are free from visible damage or defects. Any damaged, defective, incorrect, or missing materials shall be documented and promptly reported to the Construction Manager and shall be addressed by the Contractor prior to installation.

10. Contractor shall be responsible for proper unloading, handling, storage, and protection of delivered materials until incorporated into the Work. Damage occurring after delivery due to improper handling, storage, or protection shall be the responsibility of the Contractor.

11. Clean streets and roadways to keep them free of dirt, mud and debris generated by this scope of work. Clean daily or more often as site conditions require. Fill any wheel tracks, etc. from deliveries or equipment. Any disruption of the site by this contractor must be regraded and must be kept graded during all work.

12. Provide daily jobsite clean-up. Haul and place all debris (no concrete, no trees, no plant materials, no soils) in dumpster provided by Construction Manager.

13. All testing and inspections shall be coordinated with the Construction Manager and Testing Consultant. The cost of initial testing and inspections will be paid for by the Owner. All re-testing for failed tests due to deficient work shall be paid for by the Contractor.

14. The construction site is limited for materials and equipment. Coordinate material and equipment locations with the Construction Manager. Anything that needs to move out of the construction area will need to be kept in a staging area directed by the Construction Manager. The cost to move materials needs to be included. Each Prime Contractor is responsible for their own stored materials and equipment.

15. The existing Hospital will remain in everyday operation. The Hospital can request work be shut down at any time for noise, vibration, or any inconvenience to their every day operation. Coordinate when this work can occur with the Construction Manager. Give adequate notice for all shut downs and inconvenient work to the Construction Manager.

16. At no time shall the Hospital be without essential services (electricity—both normal and generator power, gas, water, med gas, etc.). Provide temporary services to keep the Hospital in continuous operation. All interruptions to these services to be coordinated with the Construction Manager.

17. Each Prime Contractor is responsible to have at minimum on one English speaking supervisor on site during the duration of the Contractor’s work.

18. Each Prime Contractor is responsible to supervise any and all subcontractors under that specific Bid Package.

19. Provide, maintain and remove any rock, temporary concrete or asphalt paving installed for project phasing as indicated in the contract documents. This shall include removing any curbs as needed for the temporary road or ramping as required. Include installation and removal of fill as required for adequate pavement grade. Include any plating to be done to cover intakes. 3G Companies Dig Permit required prior to any pavement removal.

20. Submittals and closeouts must be uploaded to Procore prior to the due date. Contractor will be responsible for uploading all RFI’s to Procore for review by the Construction Manager.

21. Each contractor is responsible to supervise all subcontractors under that specific bid package. Graham will give 24 hours’ notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor’s subs.

22. Bid package shall comply with Construction Manager’s spotter policy for site equipment. All personnel must be certified/trained per the Construction Manager’s safety policy. This includes but not limited to operators, flaggers, spotters, traffic control, etc.

23. Lean scheduling (pull planning) will be utilized on this project. This trade contractor and any subcontractors are required to attend all pull planning meeting to establish schedule, expedite the schedule, and/or to sequence the schedule.

24. ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.*** *ADDM 02*

B. DIVISION 02 – EXISTING CONDITIONS

1. Coordinate with Utility Company for removal of light poles.

2. Demo existing gravel lot.

3. Locate and protect all existing underground and overhead utilities to remain, both public and private. Pothole existing underground utilities to confirm locations and depths as required. Dig permit to be filled out and signed by Construction Manager prior to work starting.

4. The Owner has salvage rights to any materials being removed / demolished for the construction of this project. Any materials the Owner does not want to retain will be removed as noted by the Contract Documents or as needed for construction.

5. Contractor shall be responsible to research any existing conditions. This includes locating and/or potholing any private or public utilities prior to starting work. Confirm all utilities have been located. Confirm all utilities requiring deactivation have been deactivated prior to commencing work. This Contractor has visited the site, reviewed and understands the Geo-Technical Data and existing site conditions. Include new locates for work throughout the duration of the project.

6. Include removal of all trees designated for removal as indicated in the Construction Documents. Contractor shall grind tree stumps to a minimum of 12 inches below existing grade, or deeper as required by the City of Des Moines.

7. Contractor shall be responsible for all tree protection requirements as specified in the Construction Documents. Tree protection measures shall be installed prior to commencement of work, maintained throughout the duration of the project and removed at completion at the direction of the Construction Manager. Contractor shall be responsible for damage to protected trees resulting from their operations.

8. Include all site clearing, removal and disposal of all site items and abandoned utilities noted or as needed for other work shown in the Contract Documents. Contractor is responsible for the demo and removal of all concrete as shown in the contract documents. Protect all items, if any, shown to remain. Remove and dispose of all debris to an offsite location per applicable codes and regulations.

9. ***Demo existing concrete as indicated on the construction documents and dispose of all debris to an offsite location per applicable codes and regulations.*** *ADDM 02*

10. ***Contractor shall perform clean saw cuts in a manner to minimize overcutting beyond the limits of removal shown in the Construction Documents. In the event a saw cut extends beyond the limits into an adjacent panel, pavement slab or utility structure, the contractor shall remedy and/or replace to the nearest joint or as directed by the AHJ at no cost to the Owner.*** *ADDM 02*

11. ***In the event concrete removal or other operations within this scope of work damage existing concrete, this contractor shall replace the damaged concrete to the next joint or***

as directed by Engineer at no cost to the Owner. Contractor shall notify Construction Manager of any damage to existing concrete immediately. *ADDM 02*

C. DIVISION 31 – EARTHWORK

1. Furnish and install underwater detention areas as shown per Contract Documents.

2. All paved areas, including sidewalks, shall be compacted and graded to within +/- one inch (+/- 1") in preparation for subbase. Coordinate with Concrete bid package on acceptance of grade prior to hand-off. Any prepared subgrade that becomes frozen shall be scarified and re-compacted prior to pavement and sidewalk installation. The paving work shall be provided under a separate Bid Package and will be installed as per the Construction Schedule noted in the contract documents.

3. Include all excavation, trenching, backfill, compaction, bedding materials for piping, dewatering, shoring and temporary safety measures per OSHA requirements required for this Bid Package.

4. ***Contractor is responsible for the backfill of the retaining wall. Coordinate with Bid Package 03.*** *ADDM 02*

5. Include all necessary dewatering as required for the complete installation of work included in this Bid Package including rerouting any existing drain tile as needed. This includes pumping, removal of mud, muck, etc. out of excavations and replacement of removed material for work of this package.

6. Handle all ***earthwork*** spoils from the foundation work for site concrete & retaining walls scopes of work. Spoils to be generated after mass grading work & prior to parking lot preparation. Spoils will be stockpiled in location as designated by Construction Manager by other trades for handling and /or haul off of such spoils by this trade. *ADDM 02*

7. Strip and stockpile topsoil and cut material from all disturbed areas. Strip to remove all vegetative and organic material as directed by the soils engineer and testing agency. Stockpile topsoil onsite in separate locations for re-spread as required by others. Any haul off or import of soil to achieve contract document grades shall by this bid package **AND INCLUDED IN THE BID.** Include 20 additional loads of spoil removal at the direction of the Construction Manager. Location of stockpile to be determined by Construction Manager.

8. Repair erosion control, temporary roads, etc. disturbed by the installation of the work in this Bid Package.

9. Restore all public and private land disturbed by the work of this Bid Package to original condition.

10. Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.*** *ADDM 02*

11. Include all earthwork, imported fill, export, grading and proof rolling as required.

12. Include all cutting, removal, of any concrete/paving/curbs, and final grading required for the installation. Include any City coordination and costs associated with street closures for work of this bid package. Include cutting and pour back of concrete at driveway connection to existing roadway.

13. Per ABE's Geotechnical Report for pavement, this bid package is to over excavate the pavement slab by a depth of one foot (1') below the entire pavement area and be replaced with properly

compacted and moisture condition re-used fill per the contract documents. This will need to extend two feet (2') beyond the edge of pavements. Provide an allowance for imported fill of a depth of 1'-0" and remove low density fill from project site. This will need to extend two feet (2') beyond the edge of pavements. Refer to Page 11-12 of ABE's Geotechnical Report for details. If ABE's Field Engineer does not require the imported soils, the unused portion of the allowance will go back to the owner.

14. ***Where suitable soils are found for pavement subgrade applications, suitable soils could be moisture conditioned and recompacted as engineered compacted fill****. ADDM 02*

15. Perform all settlement monitoring per ABE's Geotechnical Report and monitoring schedule. Record all findings and submit to Construction Manager as part of the closeout documents.

16. Install subsurface pavement drainage as indicated in ABE's Geotechnical Report.

17. Site pad preparation:

    a. Cut/fill as required to obtain specified subgrade elevation as noted in the Contract Documents.

    b. Prior to placement of the concrete slab and slab on grade, furnish, place and compact 12 inches of subgrade in 2-6" lifts as indicated on the Contract Documents. Work around and protect underground rough-ins provided by other trades. *ADDM 02*

18. Pick-up and dispose of off-site all rocks and large clumps of earth over 3/4" diameter.

19. Restore all public and private land disturbed by the work of this bid package to original condition.

20. All excavations to be OSHA compliant via trench boxes, benching, or other means. If space constraints are too tight, trench boxes must be used and included in this scope of work.

21. The schedule outlines a pause in work during winter conditions, that will then resume when conditions allow. Upon the resumption of work, this Contractor shall restore site to proper compaction as outlined in the ABE Geotechnical Report.

22. Contractor shall proceed with work in any area that becomes available ahead of schedule dates when suitable working conditions permit. Coordinate access, sequencing, and work activities with the Construction Manager and other Contractors.

D. DIVISION 33 – UTILITIES

1. Furnish and install storm drainage piping and structures as indicated on Contract Documents.

2. Reinforcement for cast-in-place structures shall be epoxy coated per City of Des Moines Supplemental Specifications.

3. Excavations greater than 20' require a design by a registered professional engineer per OSHA 1926 Subpart P Appendix B.

4. Confined space permit and applicable safety measures must be considered when entering a manhole or excavation when air quality is low or potential of atmospheric hazards.

5. Trade Partner must designate one competent person for all trenching and excavation activities and must notify Construction Manager who their competent person is.

6. Provide surveying of all installed site utilities installed by this Bid Package and provide documentation of those surveys with exact utility locations and depths on as-built drawings. Provide locations of buried utilities at 20' increments. Notify the Construction Manager when existing utilities are found for documentation by others.

7. A concrete wash-out container for use by this Bid Package to be provided by this Bid Package. Concrete wash out to be off-site or on-site concrete wash out container to be emptied off site. Concrete waste cannot be placed in the dumpster provided by the Construction Manager. Any other means of concrete wash out to be approved by Construction Manager.

8. Include cost to close-up and barricade all excavations associated with the work of this Bid Package that are left open overnight. Include all barricades to protect other workers during working hours.

9. Contractor to provide, set-up and maintain any barricades, signage, traffic control, etc. for work involving closing of streets, drives, sidewalks, etc.. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.

10. Contractor is responsible for all required field measurements for items in this bid package. Field measurements must be taken in advance to prevent any material/schedule delays.

11. ***Contractor to furnish and install all PVC relief holes in retaining wall as indicated in construction documents. Spacing of relief holes is recommended at 10' O.C.. Coordinate with Bid Package 03. Core drilling of these penetrations will not be permitted.*** *ADDM 02*

12. ***Furnish and install*** all sub drainage components at ***retaining wall foundation*** including tile, fabric, drainage mat and fill as shown on the documents. Include all site pad sub drainage details as shown. *ADDM 02*

E. ALLOWANCES

1. Allowances to be tracked by the Construction Manager by signed time & material tickets. Any allowances not used will be credited back to the owner.

    a. Include an additional 10 mobilizations and 200 tons of additional rock to for temporary areas per Construction Manager's direction. Including but not limited to construction entrances, lay down area, parking areas, etc. All temporary rock must be installed on a suitable geofabric for the intended use. This additional rock is not to be used for the locations already shown on the site logistics plan.

    b. Include an allowance for 1 additional proof roll test after winter weather allows work to resume and before handoff to Bid Packages 01 and 03.

    c. Include allowance for the removal of existing fire hydrant. Sequence of removal to be at the discretion of the Construction Manager. Coordinate with Des Moines Water Works (DMWW). DMWW has salvage rights to fire hydrant being removed. In the event that DMWW does not want to retain, fire hydrant will be removed as noted by the Contract Documents or as needed for construction.

F. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the

Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:

a. Provide a list of hourly labor rates for change order work including Contractors working under the prime contractor. Include overtime rates.

b. Provide a list of billable tool/equipment rates for change order work including Contractors.\

c. Project Manager: $_____/hr

d. Superintendent: $_____/hr

e. Foreman: $_____/hr

f. Laborer: $_____/hr

g. Survey Crew: $_____/hr

h. Payment & Performance Bonds _____%

2. Provide a unit cost over excavation/placement and compaction of engineered fill at footings and pavement locations. Include over excavation in bid, unused quantities/dollars will be returned to the owner.

   a. $_____/cu. yd.

2. Provide a unit cost of over excavation/placement and compaction of engineered fill at pavement and Slab-on-grade locations. Include over excavation in bid, unused quantities/dollars will be returned to the owner.

   a. $_____/cu. yd.

3. Provide a unit cost of addition staging rock maintenance as requested. Allowance of 200 tons is to be included within bid.

   a. $_____/tons

G. ALTERNATES

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

H. COMPANY INFORMATION:

_____ _____
Bidder's Company Name Telephone Number

_____ _____
Date of Proposal Fax Number

_____ _____
Signature Printed Name

END OF SECTION 00 80 02

SECTION 00 80 03

BID PACKAGE 03

Bid Package 03: Foundations, Slab on Grade, & Misc. Concrete

Furnish all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, field measurements, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all mobilizations, phasing, shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 15 20.

This Bid Package includes, but is not limited to, the following scope of work:

A. Bid Package #00 – General Requirements

B. Plans by Bishop Engineering dated September 10, 2026.

C. Specifications from the Project Manual by Bishop Engineering dated September 10, 2026. Including, but not limited to the following sections.

a. All Division 00 and 01 specifications
b. 03 10 00 Concrete Forming
c. 03 20 00 Concrete Reinforcement
d. 03 30 00 Cast-in-place Concrete
e. 05 52 13 Metal Railings
f. 31 20 00 Earthwork (as applies)
g. 31 23 33 Trenching and Backfill
h. 32 11 23 Aggregate Base Course
i. 32 13 13 Concrete Paving
j. 32 13 73 Pavement Joint Sealants
k. 32 17 23 Pavement Markings
l. City of Des Moines General Supplemental Specifications
m. Iowa DOT Standard Specifications for Highway and Bridge Construction

The below items are further clarifications and/or additional requirements to the above specification sections.

D. DIVISION 01 – GENERAL REQUIREMENTS

1. All work in this Bid Package shall be provided in accordance with OSHA regulations and applicable state and local codes. Provide proof of all training and certificates required and provide written safety and fall protection programs. Sloped excavations and trenches shall meet OSHA requirements. All work to follow Graham safety standards as listed in Graham's safety manual. Excavations and trenches are to be fenced off at the end of each working shift.

2. This project will utilize Last Planner Construction Schedule tools to plan the work, update the schedule, and monitor progress. It is a requirement to provide all paperwork and attend all meetings as requested by the Contractor/Construction Manager. Some of the items included are, but not limited to:

   a. A minimum of one scheduled coordination meeting per phase will be held with the Contractor/Prime project managers and foremen. These meetings may last a full day and are mandatory. In this meeting, you will be required to list all activities, assign accurate durations, and work with other contractors to sequence the activities as a group.

b. Weekly foremen's meetings will be held where weekly work plans (WWP's) will be turned in to the Contractor/Construction Manager for review and the 6-week project schedule will be discussed. Weekly work plans are required to be turned in prior to the weekly meeting so all activities can be compiled into one WWP and distributed at the meeting.

c. Daily stand-up meetings are a daily progress check and planning session for the following day. These meetings will be held on the project site, foremen for all trades on site are required to be there, and they should take no longer than fifteen minutes per day.

3. Furnish and install complete systems per specification sections listed above and as indicated in the Contract Documents.

4. Contractor to provide a final pavement clean prior to turnover to the hospital.

5. Remove ***concrete*** spoils generated by the work of this Bid Package off-site. Spoils can be stockpiled on site at the discretion of the Construction Manager. *ADDM 02*

6. All work to be completed in accordance with the schedule and phasing included in Specification Section 01 15 20 and as noted in the Contract Documents. The contractor must include additional mobilizations as needed to meet the schedule and phasing as noted. Contractor shall proceed with work in any area that becomes available ahead of scheduled dates when suitable working conditions permit. Coordinate with the Construction Manager.

7. Coordinate with City of Des Moines on work related to the disturbances of any public streets or right of ways. This includes but is not limited to work in the right of way, tie in at parking lot entrances, and work taking place in streets and roadways. Obtain all necessary approval and permits before commencing work.

8. Contractor to provide, set-up and maintain any traffic control necessary for work involving closing of streets, drives, sidewalks, etc.. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.

9. ***Building Permits for retaining wall have been applied for by Owner.*** *ADDM 02*

10. ***Contractor responsible for any and all permits required by the City of Des Moines. This includes, but is not limited to, permits for sidewalks and approaches.*** *ADDM 02*

11. Material delivery and trucking routed to be coordinated with Construction Manager prior to commencement of work.

12. Include taking any deliveries related to this Bid Package, and moving materials and clean-up as required. All deliveries must be coordinated and scheduled with the Construction Manager.

13. Clean streets and roadways to keep them free of dirt, mud and debris generated by this scope of work. Clean daily or more often as site conditions require. Fill any wheel tracks, etc. from deliveries or equipment.

14. Provide daily job-site clean-up. Haul and place all debris (no concrete, no trees, no plant materials, no soils) in dumpster provided by Construction Manager.

15. The construction site is limited for materials and equipment. Coordinate material and equipment locations with the Construction Manager. Anything that needs to move out of the construction area will need to be kept in a staging area directed by the Construction Manager. The cost to move materials needs to be included. Each Prime Contractor is responsible for their own stored materials.

16. Include all necessary dewatering as required for the complete installation of work included in this Bid Package including rerouting any existing drain tile as needed. This includes pumping, removal of mud, muck, etc. out of excavations and replacement of removed material for work of this package.

17. Bid package shall comply with Construction Manager's spotter policy for site equipment. All personnel must be certified/trained per the Construction Manager's safety policy. This includes but not limited to operators, flaggers, spotters, traffic control, etc.

18. Submittal and closeout due dated must be uploaded to Procore prior to the due date. Contractor will be responsible for uploading all RFI's to Procore for review by the Construction Manager.

19. Each contractor is responsible to supervise all subcontractors under that specific bid package. Graham will give 24 hours' notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor's subs.

20. Provide any temporary heat, heated enclosures, blankets, ground thawing, and any additives as required for work by this Bid Package to maintain the project schedule.

21. ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.*** *ADDM 02*

E. DIVISION 02 – EXISTING CONDITIONS

1. ~~Demo existing concrete as indicated on the construction documents and dispose of all debris to an offsite location per applicable codes and regulations.~~ *ADDM 02*

2. ~~Contractor shall perform clean saw cuts in a manner to minimize overcutting beyond the limits of removal shown in the Construction Documents. In the event a saw cut extends beyond the limits into an adjacent panel, pavement slab or utility structure, the contractor shall remedy and/or replace to the nearest joint or as directed by the AHJ at no cost to the Owner.~~ *ADDM 02*

3. ~~In the event that concrete removal or other operations within this scope of work damage existing concrete, this contractor shall replace the damaged concrete to the next joint or as directed by Engineer at no cost to the Owner. Contractor shall notify Construction Manager of any damage to existing concrete immediately.~~ *ADDM 02*

4. Locate and protect all new and existing underground and overhead utilities to remain, both public and private. Pothole existing underground utilities to confirm locations and depths as required. Dig permit to be filled out and signed by Construction Manager prior to work starting.

5. Contractor shall be responsible to research any existing conditions. This includes locating any private or public utilities prior to starting work. Confirm all utilities have been located. Confirm all utilities requiring deactivation have been deactivated prior to commencing work. This Contractor has visited the site, reviewed and understands the Geo-Technical Data and existing site conditions. All rock excavation and drilling required to complete this scope of work is included.

6. Include full depth saw-cutting and grading at existing pavement to join new paving to existing paving as indicated in the Contract Documents. Shall include a second cut before new paving is placed to remove chipped edges from first cut. Refer to Table 1 of OSHA 1926.1153(c)(1) for required respiratory protection.

F. DIVISION 03 – CONCRETE

1. Furnish and install all concrete stairs as noted in the construction documents. Include steel handrail as needed for the concrete stairs. All reinforcement shall be epoxy coated.

2. ~~Furnish and install all equipment concrete pads as indicated in the Contract Documents. Coordinate with Electrical Scopes. If equipment pads are not shown, then assume the pad shall be 6" larger than the piece of equipment shown on the plans. The equipment pad shall be 5" thick and doweled into the slab on grade or deck.~~ *ADDM 02*

3. Furnish and install all bases for bollards and footings for electrical equipment as indicated in the Construction Documents. Include all required reinforcement. Provide chamfer on all exposed edges of concrete. Coordinate with Electrical Contractor for placement; conduit and sleeves provided by Bid Package 04. ***Light pole bases to be provided and installed by Bid Package 04.*** *ADDM 02*

4. Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.*** *ADDM 02*

5. Contractor is responsible for the removal of any ***concrete*** spoils generated by this Bid Package. *ADDM 02*

G. DIVISION 05 – METALS

1. Furnish and install guardrail, anchors and anchor plates for retaining wall as indicated in the construction documents. Anchors to wall are to be drilled and epoxied in. ***Retaining wall along Hickman Road to be the only section of retaining wall to receive the guardrail as shown in the construction documents.*** *ADDM 02*

2. ***Guardrail is to be galvanized finish.*** *ADDM 02*

H. DIVISION 31 – EARTHWORK

1. Provide all fine grading below paving of sub-base. Site will be provided at plus or minus 0.1'. Provide 6" of sub-base under all sidewalks as required to meet specification. Coordinate with sitework contractor on acceptance of grade prior to concrete prep.

2. Slope subgrade and slab on grade to drains as outlined on the drawings. The required thickness for the slab on grade must be maintained.

3. ***Include all excavation, trenching, backfill, compaction, bedding materials as required for this Bid Package.*** *ADDM 02*

4. Per ABE's Geotechnical Report for pavement, this bid package is to over excavate the retaining wall footings by a depth of one foot (1') below the entire pavement area and be replaced with properly compacted and moisture condition re-used fill per the contract documents. This will need to extend two feet (2') beyond the edge of pavements. Provide an allowance for imported fill of a depth of one foot (1') and remove low density fill from project site. This will need to extend two feet (2') beyond the edge of pavements. Refer to Page 11-12 of ABE's Geotechnical Report for details. If ABE's Field Engineer does not require the imported soils, the unused portion of the allowance will go back to the owner.

5. Provide any excavation (including but not limited to footings, foundations and backfill) as indicated in the contract documents associated with this Bid Package. A Dig Permit is required for any excavation onsite.

6. Contractor is responsible for the removal of any ***concrete*** spoils generated by this Bid Package. *ADDM 02*

7. ~~Prior to placement of the concrete slab and slab on grade, furnish, place and compact 12 inches of subgrade in 2-6" lifts as indicated on the Contract Documents. Work around and protect underground rough-ins provided by other trades.~~ *ADDM 02*

I. DIVISION 32 – EXTERIOR IMPROVEMENTS

1. ~~***Furnish and install all concrete foundation, slab on grade and work as indicated in the Contract Documents. Include excavation, formwork, bracing, staking, layout, vapor retarders, geofoam, reinforcing steel, concrete, epoxy, grout, rigid insulation at foundation, backfill, compaction, etc, to install the work complete. Removal of any spoils generated by this scope of work.***~~ *ADDM 02*

2. Furnish and install all ***foundation, paving, sidewalks, drives/approaches and curb*** work as indicated in the contract documents. Include excavation, formwork, bracing, staking, layout, vapor retarders, geofoam, reinforcing steel, concrete, epoxy, grout, rigid insulation at foundation, backfill, compaction, etc., to install the work complete. Removal of any ***concrete*** spoils generated by this scope of work. *ADDM 02*

3. Contractor to confirm that all new paving is flush with existing paving and drive lanes. Install reinforcement in existing paving prior to tie-in.

4. Provide all saw-cutting as required per the contract documents.

5. ***Furnish and install all reinforcement as shown in the construction documents. All reinforcement must be inspected. Coordinate with the Construction Manager.*** *ADDM 02*

6. Furnish, install, and maintain OSHA approved rebar caps at all exposed rebar until integrated into the final construction.

7. Miscellaneous embeds and anchor bolts provided and installed by Bid Package 03.

8. Furnish and install retaining wall according to contract documents. This includes excavation, forming, pouring, and reinforcement. ***Backfilling of the retaining wall will be by Bid Package 02.*** *ADDM 02*

9. ***Smooth form to be used for the retaining wall. Retaining wall finish to be either smooth or rubbed finish. Coordinate with Owner.*** *ADDM 02*

10. ***Tie holes in finish surface of retaining wall are to be cleaned and plugged or grouted. At form joints, protruding fins are to be chipped off.*** *ADDM 02*

11. ***Contractor to construct a retaining wall mock-up including a one form panel joint for Owner review and approval.*** *ADDM 02*

12. Coordinate with Bid Package 02 for any necessary penetrations through retaining wall. Sleeves to be provided by others. Core drilling penetrations will not be permitted.

13. ***All sub drainage components at retaining wall foundation including tile, fabric, drainage mat and fill as shown in the construction documents to be furnished and installed by Bid Package 02. Coordinate with other contractors for installation.*** *ADDM 02*

14. Contractor shall attend Special Inspection and Testing Program Review meeting prior to construction. ***Coordinate with Construction Manager to schedule 3rd party testing*** for all required testing and inspections per the program. ***Contractor is responsible for taking cylinders. Owner will pay for 3rd party testing.*** *ADDM 02*

15. Furnish and install all footings and foundations associated with the retaining walls. This includes excavation, forming, pouring and reinforcement. ***Bid Package 02 shall be responsible for backfilling. Coordinate with other contractor.*** *ADDM 02*

16. Review pages 9&10 of ABE's Geotechnical report regarding the foundation design of the retaining walls.

17. Clean-up concrete debris, splatter, etc. outside of all formed material. Upon completion all concrete shall be scraped and broom cleaned. Contractor to provide final clean of all paved surfaces prior to punch list to be scheduled with Construction Manager.

18. Provide proper elevations per the contract documents. Third party testing will be required 24 hours after slabs poured.

19. A minimum of 1/8" per 10' at proper elevations at slopes is required slope to drains.

20. Slope all concrete where indicated flat on contract documents to have at least 1/8" per foot. Bid Package to confirm all drains are indicated on the drawings. Coordinate concrete sloping around all drains with sitework package and Construction Manager.

21. Furnish and install compacted granular sub-base as specified in the Contract Documents under all footings, slabs, stairs, etc.

22. Contractor shall coordinate with all other trades and Construction Manager prior to installing work to verify that all sleeves, embeds, underground and site utilities and other work is completed. Contractor will not be compensated for re-work due to failure to coordinate and verify with Construction Manager.

23. Furnish and install all necessary temporary bracing to support interior foundation retaining walls during backfill operations, which occur prior to lateral support slabs being placed to accommodate adjacent footing installation per the schedule. Provide engineered calculations as may be required to support bracing member sizes, spacing and anchorage.

24. Form all slab depressions in all slab on grade or elevated areas. Coordinate with Civil & MEP documents in addition to information shown on the structural documents. Confirm depth of finishes with Contractor for depressions made to receive flooring finishes.

25. Monitor concrete placement and adjust/maintain positioning of reinforcing during pours.

26. Rub, fill, grind, and patch as necessary to prepare surfaces for specified finishes or as necessary to achieve specified tolerances. Patch all exposed form tie holes immediately following stripping operations.

27. All SW-501 and SW-511 intakes shall include boxout conforming to SUDAS Figure SW-514. Include all labor, material, equipment, reinforcement, and jointing required to construct the boxout.

28. This Bid Package shall furnish and install all truncated domes required per the construction documents.

29. This Bid Package is required to drill any holes in existing foundations or concrete for the embedment of new bars. Coordinate with the Construction Manager when this work is to be performed. This work may need to be performed off hours to reduce noise disruptions to the hospital.

30. Slope subgrade and slab on grade to drains as outlined on the drawings. The required thickness for the slab on grade or slab on deck must be maintained. Coordinate concrete sloping around all floor drains, cleanouts, and floor sink locations with Mechanical / Plumbing Bid Package and Construction Manager. Testing will be performed on sloped floors to verify positive drainage. If sloping is not maintained removal and replacement will be required at no additional costs.

31. Comply with elevations in specification related to flatness and levelness of slabs.

32. A concrete wash-out pit will be provided, maintained, and removed by this Bid Package. All concrete washout material is to be deposited in this location by this Bid Package. Any other means of concrete wash out to be approved by the Construction Manager. Concrete wash out to be maintained per SWPPP requirements, coordinate with the Construction Manager.

33. This Bid Package is responsible ***to coordinate with Construction Manager to schedule*** all inspections and test for each pour. Notify the Contraction Manager of pour dates. *ADDM 02*

34. Contractor to provide all pavement markings and permanent traffic signage as shown on the contract documents and required by local city/state guidelines. Contractor to provide warranty of all pavement markings for a year past substantial completion of the project. Power to required traffic signs to be provided by others. Coordinate electrical work with Bid Package 04.

35. Provide barricades to separate work from public sidewalks, paving, etc.. Barricades will remain in place until work by all Bid Packages in complete. Remove barricades after work is complete. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.

36. Contractor to provide joint sealing and installation of salt barrier spray-on. ***Salt barrier spray-on to be PROSOCO Saltguard VOC, to match existing used by Owner.*** *ADDM 02*

37. Contractor to include all jointing material, layout and equipment required to install jointing systems in accordance with the jointing details as outlined in the construction documents.

38. Coordinate locations for control joint in retaining wall with the Owner. Maximum distance along retaining wall without a control joint not to exceed twenty feet (20').

J. **ALLOWANCES *– NOT USED*** *ADDM 02*

K. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:

    a. Provide unit prices for the following items:

    b. Provide a list of hourly labor rates for change order work including Contractors working under the prime contractor. Include overtime rates.

    c. Provide a list of billable tool/equipment rates for change order work including Contractors.

d. Project Manager: $_____/hr

e. Superintendent: $_____/hr

f. Foreman: $_____/hr

g. Laborer: $_____/hr

h. 7" PCC Drives $_____/sf

i. 6" PCC Pavement $_____/sf

j. 5" PCC Sidewalk $_____/sf

k. Curb & Gutter $_____/LF

l. ***Provide a unit cost of over excavation/placement and compaction of engineered fill at foundations for retaining wall. Over excavation/placement shall extend nine inches (9") laterally beyond edge of footing in all directions for every one foot (1') of over excavation depth.***

i. ***$_____/cu. yd.*** *ADDM 02*

m. Payment & Performance Bonds _____%

L. ALTERNATES

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

M. COMPANY INFORMATION

_____ _____
Bidder's Company Name Telephone Number

_____ _____
Date of Proposal Fax Number

_____ _____
Signature Printed Name

END OF SECTION 00 80 03

SECTION 00 80 04

BID PACKAGE 04

Bid Package 04: Electrical, Telecommunication, Fire Alarm, Security

Furnish complete all necessary labor, materials, office and field supervision, insurance, tools, equipment, layout, hoisting, rigging, shoring, shop drawings, submittals, permits, licenses and fees necessary to complete the work outlined below. Include all shift pay, overtime, weekend and holiday pay to complete the work in the scheduled durations shown in the project schedule in Specification Section 01 15 20.

This Bid Package includes, but is not limited to the following scope of work:

A. Bid Package #00 – General Requirements

B. Plans by Bishop Engineering dated September 10, 2026.

C. Specifications from the Project Manual by Bishop Engineering dated September 10, 2026. Including, but not limited to the following sections:

a. All Division 00 and 01 specifications
b. 31 23 33 Trenching and Backfilling
c. All Division 26 – Electrical

The below items are further clarifications and/or additional requirements to the above specification sections.

D. DIVISION 01 – GENERAL REQUIREMENTS

1. Furnish and install complete electrical, telecommunications, and electronic safety and security systems per specification sections listed above and as indicated in the Contract Documents for a complete and fully functional system. Contractor is responsible for reviewing Architectural, Structural, Mechanical, Medical Equipment, and Civil drawing sheets for coordination and any electrical items not identified on the MEP drawing sheets.

2. Contractor is responsible for all required field measurements for items in this Bid Package. Field measurements must be taken in advance to prevent any material/schedule delays.

3. Obtain and pay for all permits associated with the electrical, telecommunications, electronic safety, fire alarm, and security systems. General Building permit will be obtained by the Construction Manager. This package will coordinate all inspections necessary for this scope of work to be communicated 24 hours in advance with the Construction Manager.

4. Furnish, install, maintain and remove temporary electrical power panels at a minimum of 2 locations during construction as located by the construction manager. Temporary power locations must be coordinated with Construction manager for location. The temporary power panels to be equipped with 4 quad GFCI outlets. Each duplex outlet to be on a dedicated circuit. All temporary power panels must comply with OSHA standards. Temporary power will be required throughout all phases of construction and may need to be altered through the course of construction to maintain adequate power for use.

5. This Contractor and main subcontractors will be required to sit in and participate in up to 4 coordination meetings (above and beyond regularly scheduled progress meetings) to coordinate with the city and Mid-American.

6. All building systems shutdowns need to be coordinated with the Construction Manager and the Owner. Provide, at a minimum, 48-hour notice to the construction manager for any shutdowns. Shutdowns may require off hours work depending on affected systems.

7. All work to be completed in accordance with the schedule and phasing included in Specification Section 01 15 20 and as noted in the Contract Documents. The contractor must include additional mobilizations as needed to meet the schedule and phasing as noted. Contractor shall proceed with work in any area that becomes available ahead of schedule dates when suitable working conditions permit.

8. Material delivery and trucking routes to be coordinated with Construction Manager prior to commencement of work.

9. Include taking any deliveries related to this Bid Package, and moving materials and clean-up as required. All deliveries must be coordinated and scheduled with the Construction Manager.

10. Contractor shall be responsible for proper unloading, handling, storage, and protection of delivered materials until incorporated into the Work. Damage occurring after delivery due to improper handling, storage, or protection shall be the responsibility of the Contractor.

11. Clean streets and roadways to keep them free of dirt, mud and debris generated by this scope of work. Clean daily or more often as site conditions require. Fill any wheel tracks, etc. from deliveries or equipment. Any disruption of the site by this contractor must be regraded and must be kept graded during all work.

12. Provide daily jobsite clean-up. Haul and place all debris (no concrete, no trees, no plant materials, no soils) in dumpster provided by Construction Manager.

13. Provide electronic coordination drawings, shop drawings and as-built drawings as required for this project. Drawings to be sent to the Construction Manager and fire suppression, plumbing and mechanical contractors for coordination

14. ~~Provide sizing requirements to concrete contractor for all concrete equipment pads needed for transformer. Pad to be poured by concrete contractor~~. *ADDM 02*

15. Submittal and closeout due dated must be uploaded to Procore prior to the due date. Contractor will be responsible for uploading all RFI's to Procore for review by the Construction Manager.

16. This Bid Package to provide multiple mobilizations to meet the project schedule for all programming.

17. Each contractor is responsible to supervise all subcontractors under that specific bid package. Graham will give 24 hours' notice before starting to charge $150/hr. for supervision, preparation, and coordination of the contractor's subs.

18. Each Prime Contractor is responsible to have at minimum on one English speaking supervisor on site during the duration of the Contractor's work.

19. Lean scheduling (pull planning) will be utilized on this project. This trade contractor and any subcontractors are required to attend all pull planning meeting to establish schedule, expedite the schedule, and/or to sequence the schedule.

20. ***Construction Manager to provide site fencing, dumpster for contractor's use and restroom facilities.*** *ADDM 02*

E. DIVISION 02 – EXISTING CONDITIONS

1. Contractor and major subcontractors will sit in pre-demolition conferences to review what services will be affected during and after demolition process occurs. Contingency plans will be developed with the Construction Manager for potential issues that could occur during and after demolition and phasing.

2. Demolition Areas:

    a. Provide demolition of existing electrical and low voltage as shown on the Contract Documents. This shall include removal of electrical and low voltage whether shown or not on the Contract Documents, that need to be removed for other demolition shown on the plans such as removing a wall, removing a piece of equipment, etc.

    b. Interior concrete removal and replacement, not shown on the contract documents but needed to install work for This Bid Package, shall be included by This Bid Package.

    c. Remove any disconnected/demolition items (wire, conduit, cable, etc.) completely from the areas of the building scheduled to remain.

    d. Reroute any essential services required to keep the occupied areas operational.

    e. Provide complete demolition of all electrical systems per plans and specifications. Any items not specifically shown or listed in the contract documents but are required to be removed for this contractor's or other trade's work or as required by code shall be included.

    f. Provide all electrical demolition, disconnection of power, phone, and data as required for project demolition and construction. Coordinate work with other trades demolition contractors and Construction Manager. Label phone and data lines that are staying to identify where they go.

    g. Remove any abandoned electrical conduit as needed.

3. Locate and protect all existing underground and overhead utilities to remain, both public and private. Pothole existing underground utilities to confirm locations and depths as required. Dig permit to be filled out and signed by Construction Manager prior to work starting.

4. The owner shall have first salvage rights to all items removed. If owner refuses salvage, contractor is responsible for disposal.

F. DIVISION 07 – THERMAL AND MOISTURE PROTECTION

1. Any penetrations at the existing and new slabs, footings, bollard bases, pavement or sidewalk made by this Bid Package need to be sealed watertight and/or fire stopped as required.

G. DIVISION 26 – ELECTRICAL

1. Electrical contractor to include but not limited to core drilling, concrete cutting, etc., as required to complete their scope of work. Contractor to remove material/debris from jobsite per SWPPP regulations.

2. Furnish and install all site electrical, such as lighting, light poles, light fixtures, power for signs, etc. as indicated in the Contract Documents. Include furnish and install concrete pole bases with

steel reinforcement for all exterior light fixtures. Include excavation, backfill, and site patching to match existing for all site work required by this Bid Package.

3. Provide all surveying, staking and layout as required to complete this scope of work. ***Benchmarking to be completed by Bishop Engineering direct through the Owner.*** *ADDM 02*

4. Where existing electrical conduits serve circuits to be demolished and not reused, remove conductors. Existing back boxes and conduits remaining may be reused depending on location. If back boxes and conduit are not reused remove and patch surface to match existing. At locations where new electrical is to be installed in existing pavement, this package provides patching and finishing to match existing.

5. Lighting control system manufacturer shall provide 1-day additional on-site system training to site personnel at the conclusion of each construction phase.

6. The Contractor shall coordinate with Owner for OFCI/OFOI equipment install. Contractor shall furnish and install all pathways, wiring, connections and terminations for all OFCI/OFOI equipment to ensure a fully operational and complete system.

7. The Contractor shall coordinate with the utility companies for UPUI/UPCI equipment for install. Contractor shall furnish and install all pathways, wiring, connections and terminations for all UPUI/UPCI equipment to ensure a fully operational and complete system.

8. ***The Contractor is responsible for setting the transformer on the pad. Utility provider is responsible for furnishing the transformer. Utility provider responsible for furnishing and installing transformer pad.*** *ADDM 02*

9. This Bid Package to furnish and install all illuminated bollards as indicated in construction documents. Include all pathways, wiring and terminations to ensure a fully operational and complete system. Concrete contractor to furnish and install reinforced footings. Coordinate with concrete contractor on install.

10. This Bid Package to provide any necessary sleeves required for their scope of work. Must provide sizing to the concrete contractor prior to their work starting.

11. Contractor to provide, set-up and maintain any traffic control necessary for work involving closing of streets, drives, sidewalks, etc.. Include cost for required permits by the City of Des Moines. Contractor must file for permits in a timely manner as to not impede schedule.

H. DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

1. This contractor shall coordinate and install all electrical and low voltage pathways, cabling and terminations required for electrical and security systems to ensure a fully operations and complete system. Coordinate with Owner and Owner Vendor on OFCI/OFOI devices.

2. This Bid Package to furnish and install tier 22 handholes as indicated in construction documents. Include all excavation, backfill, pathways, wiring, and connection to panel with pull string for future use by Owner.

I. DIVISION 31 – EARTHWORK

1. This Bid Package to provide any trenching, boring, excavation, backfill and site patching associated with this Bid Package. Contractor to remove any spoils generated by their scope of work and return the site to existing grade. Coordinate work with other Contractors on site.

2. Coordinate with City of Des Moines and Iowa DOT for all boring operations under Hickman Road.

3. Provide all surveying, staking, and layout needed for this scope of work.

J. UNIT PRICES

1. The Contractor agrees to the following unit/alternate prices, which include all delivery, hoisting, supervision, fringes, equipment, travel time, insurance, taxes, bonds, overhead and profit for the Work if ordered in writing by the Contractor. Provide Unit Prices per Bid Breakdown including all mark-ups:

   a. Provide a list of hourly labor rates for change order work including subcontractors working under the prime contractor. Include overtime rates.

   b. Provide a list of billable tool/equipment rates for change order work including subcontractors.

   c. Project Manager: $_____/hr

   d. Superintendent: $_____/hr

   e. Foreman: $_____/hr

   f. Laborer: $_____/hr

   g. Tier 22 Handhole $_____/ea*
   *Include raceway and wiring to panel

   h. Payment & Performance Bonds _____%

K. ALTERNATES

1. Provide pricing on Bid Form for all applicable alternates as defined in Specifications.

L. COMPANY INFORMATION:

_____ _____
Bidder's Company Name Telephone Number

_____ _____
Date of Proposal Fax Number

_____ _____
Signature Printed Name

END OF SECTION 00 80 04

AIA® Document A132® – 2019

Standard Form of Agreement Between Owner and Contractor, *Construction Manager as Adviser Edition*

AGREEMENT made as of the twenty-fourth day of September in the year two thousand twenty-six
(In words, indicate day, month, and year.)

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

Broadlawns Medical Center
1801 Hickman Rd
Des Moines, Iowa 50314
515-282-2200

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

TBD by Public Bid

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

Broadlawns Medical Center Parking Lot Expansion
1801 Hickman Rd
Des Moines, Iowa 50314

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

Graham Construction - DSM
421 Grand Ave.
Des Moines, Iowa 50309
515-244-1279

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

Bishop Engineering
3501 104th St
Urbandale, Iowa 50322
515-276-0467

ADDITIONS AND DELETIONS:
The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

This document is intended to be used in conjunction with AIA Documents A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser.
AIA Document A232™–2019 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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The Owner and Contractor agree as follows.

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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 Modifications, 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 DATES OF SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[X] 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.

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

§ 3.3 Substantial Completion of the Project or Portions Thereof

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the date of Substantial Completion of the Work of all of the Contractors for the Project will be:
(Insert the date of Substantial Completion of the Work of all Contractors for the Project.)

TBD

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

Portion of Work	Substantial Completion Date

§ 3.4 When the Work of this Contract, or any Portion Thereof, is Substantially Complete

§ 3.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall substantially complete the entire Work of this Contract:
(Check one of the following boxes and complete the necessary information.)

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

[X] By the following date: TBD

§ 3.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work of this Contract are to be substantially complete prior to when the entire Work of this Contract shall be substantially complete, the Contractor shall substantially complete such portions by the following dates:

Portion of Work	Date to be substantially complete

§ 3.4.3 If the Contractor fails to substantially complete the Work of this Contract, or portions thereof, as provided in this Section 3.4, 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 one of the following:
(Check the appropriate box.)

[X] Stipulated Sum, in accordance with Section 4.2 below

[ ] Cost of the Work plus the Contractor's Fee, in accordance with Section 4.3 below

[ ] Cost of the Work plus the Contractor's Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below.)

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§ 4.2 Stipulated Sum

§ 4.2.1 The Contract Sum shall be TBD ($ TBD), subject to additions and deductions as provided in the Contract Documents.

§ 4.2.2 Alternates

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

Item	Price
TBD	

§ 4.2.2.2 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
TBD		

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

Item	Price
TBD	

§ 4.2.4 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)
TBD		

§

4.3 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any, to be assessed in accordance with Section 3.4.)

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

DRAFT

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Cost savings of allowance(s) shall be returned to the Owner upon substantial completion

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and Certificates for Payment issued by the Construction Manager and 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, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the twenty-fourth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the thirtieth day of the following month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment of the amount certified shall be made by the Owner not later than sixty (60) days after the Construction Manager receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum

§ 5.1.4.1 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 Construction Manager and Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.4.2 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.

§ 5.1.4.3 In accordance with AIA Document A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.4.3.1 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.

§ 5.1.4.3.2 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 A232–2019;
- **.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 A232–2019; and
- **.5** Retainage withheld pursuant to Section 5.1.7.

§ 5.1.5 Retainage

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§ 5.1.5.1 For each progress payment made prior to when the Work of this Contract is substantially complete, 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.)

3%

§ 5.1.5.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.5.2 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 when the entire Work of this Contract is substantially complete, including modifications for completion of portions of the Work as provided in Section 3.4.2, insert provisions for such modifications.)

§ 5.1.5.3 Except as set forth in this Section 5.1.7.3, when the Work of this Contract is substantially complete, 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 when the Work of this Contract is substantially complete shall not include retainage as follows:
(Insert any other conditions for release of retainage when the Work of this Contract is substantially complete, or upon Substantial Completion of the Work of all Contractors on the Project or portions thereof.)

§ 5.2 Final Payment

§ 5.2.1 Final Payment Where the Contract Sum is Based on a Stipulated Sum

§ 5.2.1.1 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 A232–2019, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect.

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

§ 5.2.2 Final Payment Where the Contract Sum is Based on the Cost of the Work with or without a Guaranteed Maximum Price

§ 5.2.2.1 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 A232–2019, and to satisfy other requirements, if any, which extend beyond final payment;

.2 the Contractor has submitted a final accounting for the Cost of the Work, pursuant to Exhibit B, Determination of the Cost of the Work and a final Application for Payment; and

.3 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect in accordance with Exhibit B, Determination of the Cost of the Work.

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

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§ 5.3 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.)

18.00 % per annum

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A232–2019, unless the parties appoint below another individual, not a party to this Agreement, to serve as 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 A232–2019, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[X] Arbitration pursuant to Article 15 of AIA Document A232–2019.

[ ] 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 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2019.

§ 7.1.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A232–2019, then the Owner shall pay the Contractor a termination fee as follows, and Construction Manager's fee through the date final completion of the Project.:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2019.

§ 7.2 Where the Contract Sum is Based on the Cost of the Work with or without a Guaranteed Maximum Price

§ 7.2.1 Termination

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§ 7.2.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2019.

§ 7.2.1.2 Termination by the Owner for Cause

§ 7.2.1.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A232–2019, the Owner shall then only pay the Contractor an amount as follows:

.1 Take the Cost of the Work incurred by the Contractor to the date of termination;

.2 Add the Contractor's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 4.3.2 or 4.4.2, as applicable, or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A232–2019.

§ 7.2.1.2.2 When the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, if the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A232-2019, the amount, if any, to be paid to the Contractor under Article 14 of AIA Document A232-2019 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed the amount calculated in Section 7.2.1.2.1.

§ 7.2.1.2.3 The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7.2.1.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Contractor will contain provisions allowing for assignment to the Owner as described above.

§ 7.2.1.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A232–2019, 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.)

§ 7.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2019; in such case, the Contract Sum and Contract Time shall be increased as provided in Article 14 of AIA Document A232–2019, except that the term "profit" shall be understood to mean the Contractor's Fee as described in Section 4.3.2 or 4.4.2, as applicable, of this Agreement.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2019 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)

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Proctor Lureman
President & CEO
1801 Hickman Rd
Des Moines, Iowa 50314

Mike Wilwol
Assistant Vice President
1801 Hickman Rd.
Des Moines, IA 50314

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

TBD

§ 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 A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition, 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 A132™–2019, Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A232–2019, 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 Relationship of the Parties
Where the Contract is based on the Cost of the Work plus the Contractor's Fee, with or without a Guaranteed Maximum Price, the Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor's skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

§ 8.8 Other provisions:

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ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

.2 AIA Document A132™–2019, Exhibit A, Insurance and Bonds Exhibit

.3 AIA Document A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition

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

.4 Drawings

Number	Title	Date
TBD		

.5 Specifications

Section	Title	Date	Pages
TBD			

.6 Addenda, if any:

Number	Date	Pages
TBD		

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.

.7 Other Exhibits:

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

[ ] AIA Document A132™–2019, Exhibit B, Determination of the Cost of the Work

[ ] AIA Document E235™–2019, Sustainable Projects Exhibit, Construction Manager as Adviser Edition, dated as indicated below:

(Insert the date of the E235-2019 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages

[ ] Supplementary and other Conditions of the Contract:

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Document	Title	Date	Pages

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A232–2019 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.)

Exhibit X - Signed Bid Package
Exhibit X - Bid Schedule

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

Signature	Signature
OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
BY: Proctor Lureman, President & CEO	BY:
(Printed name and title)	*(Printed name and title)*

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Additions and Deletions Report for

AIA® Document A132® – 2019

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 13:32:57 CDT on 09/21/2026.

PAGE 1:

AGREEMENT made as of the twenty-fourth day of September in the year two thousand twenty-six

Broadlawns Medical Center

1801 Hickman Rd
Des Moines, Iowa 50314

515-282-2200

TBD by Public Bid

Broadlawns Medical Center Parking Lot Expansion

1801 Hickman Rd
Des Moines, Iowa 50314

Graham Construction - DSM

421 Grand Ave.
Des Moines, Iowa 50309

515-244-1279

Bishop Engineering

3501 104th St
Urbandale, Iowa 50322

515-276-0467

PAGE 2:

~~TABLE OF~~

TABLE OF ARTICLES

[X] The date of this Agreement.

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PAGE 3:

TBD

[X] By the following date: TBD

[X] Stipulated Sum, in accordance with Section 4.2 below

§ 4.2.1 The Contract Sum shall be TBD ($ TBD), subject to additions and deductions as provided in the Contract Documents.

PAGE 4:

TBD

TBD

TBD

~~Item~~

~~Units and Limitations~~

~~Price per Unit ($0.00)~~

~~§ 4.3 Cost of the Work Plus Contractor's Fee without a Guaranteed Maximum Price~~

~~§ 4.3.1 The Cost of the Work is as defined in Exhibit B, Determination of the Cost of the Work.~~

~~§ 4.3.2 The Contractor's Fee:~~

~~(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)~~

~~§ 4.3.3 The method of adjustment of the Contractor's Fee for changes in the Work:~~

~~§ 4.3.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:~~

~~§ 4.3.5 Rental rates for Contractor-owned equipment shall not exceed percent (%) of the standard rental rate paid at the place of the Project.~~

~~§ 4.3.6 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.)~~

TBD

~~§ 4.3.7 The Contractor shall prepare and submit to the Construction Manager, within 14 days of executing this Agreement, a written Control Estimate for the Owner's review and approval. The Control Estimate shall include the items in Section B.1 of Exhibit B, Determination of the Cost of the Work.~~

~~§ 4.4 Cost of the Work Plus Contractor's Fee with a Guaranteed Maximum Price~~

~~§ 4.4.1 The Cost of the Work is as defined in Exhibit B, Determination of the Cost of the Work.~~

~~§ 4.4.2 The Contractor's Fee:~~

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~~(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)~~

~~§ 4.4.3 The method of adjustment of the Contractor's Fee for changes in the Work:~~

~~§ 4.4.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:~~

PAGE 5:

~~§ 4.4.5 Rental rates for Contractor-owned equipment shall not exceed percent (%) of the standard rental rate paid at the place of the Project.~~

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the twenty-fourth day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the thirtieth day of the following month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment of the amount certified shall be made by the Owner not later than sixty (60) days after the Construction Manager receives the Application for Payment.

~~§ 4.4.6 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)~~

~~§ 4.4.7 Guaranteed Maximum Price~~

~~§ 4.4.7.1 The Contract Sum is guaranteed by the Contractor not to exceed ($), subject to additions and deductions by Change Order as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.~~

~~§ 4.4.7.2 Alternates~~

~~§ 4.4.7.2.1 Alternates, if any, included in the Guaranteed Maximum Price:~~

~~Item~~

~~Price~~

~~§ 4.4.7.2.2 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~~

~~§ 4.4.7.3 Allowances, if any, included in the Guaranteed Maximum Price:~~

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~~(Identify each allowance.)~~

~~Item~~

~~Price~~

~~§ 4.4.7.4 Assumptions, if any, upon which the Guaranteed Maximum Price is based:~~

~~(Identify each assumption.)~~

~~§ 4.4.8 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.~~

~~§ 4.4.9 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in Section 4.4.7.4. The Owner shall promptly furnish such revised Contract Documents to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions contained in Section 4.4.7.4 and the revised Contract Documents.~~

~~§ 4.5~~ 4.3 Liquidated damages, if any:

§ ~~4.6~~4 Other:

Cost savings of allowance(s) shall be returned to the Owner upon substantial completion

PAGE 6:

~~.2The 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 A232–2019;~~

~~.3Any 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;~~

~~.4For 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 A232–2019; and~~

~~.5 Retainage withheld pursuant to Section 5.1.7.~~

~~§ 5.1.5 Progress Payments Where the Contract Sum is Based on the Cost of the Work without a Guaranteed Maximum Price~~

~~§ 5.1.5.1 With each Application for Payment, the Contractor shall submit the cost control information required in Exhibit B, Determination of the Cost of the Work, along with payrolls, petty cash accounts, receipted invoices, or invoices with check vouchers attached, and any other evidence required by the Owner, Construction Manager or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor, plus payrolls for the period covered by the present Application for Payment, less that portion of the payments attributable to the Contractor's Fee.~~

~~§ 5.1.5.2 Applications for Payment shall show the Cost of the Work actually incurred by the Contractor through the end of the period covered by the Application for Payment and for which the Contractor has made or intends to make actual payment prior to the next Application for Payment.~~

~~§ 5.1.5.3 In accordance with AIA Document A232-2019 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:~~

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

.1 The Cost of the Work as described in Exhibit B, Determination of the Cost of the Work;

.2That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.3The Contractor's Fee computed upon the Cost of the Work described in the preceding Section 5.1.5.3.1.1 at the rate stated in Section 4.3.2; or if the Contractor's Fee is stated as a fixed sum in Section 4.3.2 an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work included in Section 5.1.5.3.1.1 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

PAGE 7:

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

.1That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;

.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 A232–2019;

.5The shortfall, if any, indicated by the Contractor in the documentation required by Section 5.1.5.1 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.5.4 The Owner, Construction Manager and Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 5.1.5.5 In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor, and such action shall not be deemed to be a representation that (1) the Construction Manager and Architect have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Article 5 or other supporting data; (2) that the Construction Manager and Architect have made exhaustive or continuous on-site inspections; or (3) that the Construction Manager and Architect have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 5.1.5.6 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.

§ 5.1.5.7 If final completion of the Work is materially delayed through no fault of the Contractor, then the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A232-2019.

§ 5.1.6 Progress Payments Where the Contract Sum is Based on the Cost of the Work with a Guaranteed Maximum Price

§ 5.1.6.1 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner, Construction Manager or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or

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exceed progress payments already received by the Contractor plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Contractor's Fee.

§ 5.1.6.2 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 Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Contractor's Fee.

§ 5.1.6.2.1 The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Construction Manager and Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.6.2.2 The allocation of the Guaranteed Maximum Price under this Section 5.1.6.2 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 5.1.6.2.3 When the Contractor allocates costs from a contingency to another line item in the schedule of values, the Contractor shall submit supporting documentation to the Architect and Construction Manager.

§ 5.1.6.3 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. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work and for which the Contractor has made payment or intends to make payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 5.1.6.4 In accordance with AIA Document A232-2019, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

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

PAGE 8:

.2That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;

.3That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and

.4The Contractor's Fee, computed upon the Cost of the Work described in the preceding Sections 5.1.6.4.1.1 and 5.1.6.4.1.2 at the rate stated in Section 4.4.2 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 5.1.6.4.1.1 and 5.1.6.4.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

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

.1 The aggregate of any amounts previously paid by the Owner;

.2The 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 A232–2019;

.3Any 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;

.4For 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 A232–

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2019;

.5The shortfall, if any, indicated by the Contractor in the documentation required by Section 5.1.6.1 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and

.6 and

.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.6.5 The Owner and the Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 5.1.6.6 In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and such action shall not be deemed to be a representation that (1) the Construction Manager or Architect have made a detailed examination, audit, or arithmetic verification of the documentation submitted in accordance with Section 5.1.6.1 or other supporting data; (2) that the Construction Manager or Architect have made exhaustive or continuous on-site inspections; or (3) that the Construction Manager or Architect have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 5.1.6.7 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.

§ 5.1.6.8 If final completion of the Work is materially delayed through no fault of the Contractor, then the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A232-2019.

§ 5.1.7 Retainage

§ 5.1.7 5.1.5 Retainage

§ 5.1.5.1 For each progress payment made prior to when the Work of this Contract is substantially complete, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

3%

§ 5.1.75.1.1 The following items are not subject to retainage:

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

PAGE 9:

§ 5.1.75.3 Except as set forth in this Section 5.1.7.3, when the Work of this Contract is substantially complete, 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 when the Work of this Contract is substantially complete shall not include retainage as follows:

18.00 % per annum

PAGE 10:

[X] Arbitration pursuant to Article 15 of AIA Document A232–2019.

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§ 7.1.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A232–2019, then the Owner shall pay the Contractor a termination fee as follows follows, and Construction Manager's fee through the date final completion of the Project.:

PAGE 11:

§ Proctor Lureman
President & CEO

1801 Hickman Rd
Des Moines, Iowa 50314

Mike Wilwol

Assistant Vice President

1801 Hickman Rd.

Des Moines, IA 50314

§ 8.3 The Contractor's representative:

TBD

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§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A232–2019, may be given in accordance with a building information modeling exhibit, 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 a building information modeling exhibit, 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.)

.4 Building Information Modeling Exhibit, if completed:

.5 Drawings

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

.4 Drawings

TBD

.6 5 Specifications

TBD

.7 6 Addenda, if any:

PAGE 13:

TBD

.8 7 Other Exhibits:

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DRAFT

Exhibit X - Signed Bid Package
Exhibit X - Bid Schedule

BY: Proctor Lureman, President & CEO

DRAFT

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BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322
Ph: 515-276-0467

September 22, 2026

Broadlawns Parking Lot Expansion: Addendum #2

Project: 240308-1

Sheets: **3**

Bid Alternate: If DART is accepting of a newly modified drive entrance for the main campus northwest of the site:

ADD: Demo for Sidewalk and Drive Entrance Pavement

ADD: New 7” PCC Reinforced Drive Entrance

ADD: New 5” PCC Sidewalk Pavement

ADD: Stop Sign Removal and Relocation

DEDUCT: Bus stop shelter and transition pads

Addendum #2:

REVISE: Location of Bus Stop Pad and Transition Pad between Sidewalk and back of curb in front of bus stop

ADD: Modular Block retaining wall on each side of bus stop pad for grade transition

ADD: Callouts for handrail on staircases in central sidewalk going through the parking lot.

PRELIMINARY- NOT FOR CONSTRUCTION

BROADLAWNS MEDICAL FACILITY
PARKING LOT EXPANSION SITE PLAN

SHEET INDEX:

C0.1	COVER SHEET
C1.1-C1.2	EX. CONDITIONS & DEMO PLAN
C2.1-C2.2	LAYOUT PLAN
C2.3	BID ALT. LAYOUT PLAN
C3.1-C3.2	GRADING PLAN
C3.3	BID ALT. GRADING PLAN
C4.1-C4.2	UTILITY PLAN
C5.1-5.3	LANDSCAPE PLAN & DETAILS
C6.1-C6.4	DETAILS SHEET
C7.1-C7.2	EROSION CONTROL PLAN

PEDESTRIAN CROSSING SHEET INDEX:

1/5	COVER SHEET
2/5	DEMO PLAN
3/5	LAYOUT PLAN
4/5	GRADING PLAN
5/5	DETAILS SHEET

PROPERTY DESCRIPTION:
TBD WITH PLATTING AND REZONING
SECTION 33 T79N R24W

ADDRESS:
1826 HICKMAN RD.
DES MOINES, IA 50314

OWNER/PREPARED FOR:
BROADLAWNS MEDICAL CENTER
1801 HICKMAN RD
DES MOINES, IA 50314
CONTACT: DENISE CUNDY
PHONE: 515-805-8940
EMAIL: DCUNDY@BROADLAWNS.ORG

ZONING:
P2 (PUBLIC, CIVIL AND INSTITUTIONAL DISTRICT)
CITY COMMISSION APPROVED ZONING AND LAND USE AMENDMENTS PER ORDINANCE NO. 16,564 ON JUNE 29TH, 2026.

PARKING:
PRINCIPAL USE: PARKING, NON-ACCESSORY - SURFACE PARKING LOT
EXISTING PARKING AT BROADLAWNS MAIN CAMPUS (1801 HICKMAN)
STANDARD STALLS: 1,070 STALLS (APPROX.)
ADA STALLS: 43 STALLS INCLUDING 7 VAN ACCESIBLE (APPROX.)

NEW PARKING PROVIDED: 234 STALLS

OPEN SPACE/IMPERVIOUS REQUIREMENTS:
TOTAL SITE AREA = 128,323 S.F. (2.94 ACRES)
REQUIRED OPEN SPACE = 25,664 S.F. (20.0%)
EXISTING OPEN SPACE = 128,323 S.F. (100.0%)
EXISTING IMPERVIOUS = 0 S.F. (0.0%)
PROPOSED OPEN SPACE = 35,983 S.F. (28.0%)
PROPOSED IMPERVIOUS = 92,340 S.F. (72.0%)
NET INCREASE IMPERVIOUS AREA = 92,340 S.F. (2.12 ACRES)

BENCHMARK:
POINT: CP #9003
N: 588490.96
E: 1601384.64
ELEV. = 114.63
DESCRIPTION: CUT "X" LOCATED DIRECTLY SOUTHEAST OF THE BUS STOP SHELTER ON THE NORTH SIDE OF HICKMAN SOUTH OF THE EXISTING BROADLAWNS MEDICAL FACILITY

POINT: CP #9003
N: 588502.76
E: 1601743.91
ELEV. = 121.62
DESCRIPTION: CUT "X" NEXT TO THE WATER MANHOLES ON THE NORTH SITE OF HICKMAN IN THE SOUTHEAST CORNER OF THE PROPERTY.

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM AND SANITARY (CITY OF DES MOINES / 515-237-1359)
3. FIBER OPTIC (AUREON / 515-830-0445)
   (ICN / 515-725-4604)
   (MEDIACOM / 515-991-7388)
   (VERIZON / 469-886-4090)
4. GAS (MIDAMERICAN / 515-252-6972)
5. WATER (DMWW / 515-323-6244)

IOWA ONE CALL
1-800-292-8989
811
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

GENERAL NOTES:
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY/COUNTY SUPPLEMENTAL SPECIFICATIONS. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
7. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
8. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
9. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
10. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
11. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
12. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL WORK WITH OWNER OR OWNERS REPRESENTATIVE ON ALL REQUIRED STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF DES MOINES.
13. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN, SWPPP, NPDES DOCUMENTS, AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
14. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.

PAVING NOTES:
1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:
1. QUANTITY CALLOUTS ON PIPE LENGTHS ARE APPROXIMATE AND SHOULD BE USED FOR REFERENCE ONLY.
2. THE CONTRACTOR SHALL PROVIDE AS-BUILTS OF ALL UTILITIES, INCLUDING DEPTH AND LOCATION OF ALL SERVICES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND ALL COSTS ASSOCIATED WITH AS-BUILT TOPO OF DETENTION POND & DETENTION POND STORM SEWER. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING BISHOP ENGINEERING (DAVID BENTZ AT 515-276-0467) TO PERFORM SAID AS-BUILT SURVEY. IF DETENTION PONDS HAVE BEEN GRADED INCORRECTLY, CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT AS-BUILT TOPO SURVEYS UNTIL ISSUES HAVE BEEN RECTIFIED.
4. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
5. ACTIVE EXISTING FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED, REROUTED, OR CONNECTED TO PUBLIC OR PRIVATE STORM SEWER TO REMAIN IN SERVICE.
6. ALL PROPOSED RCP STORM SEWER PIPE JOINTS SHALL BE FABRIC WRAPPED AND THE LAST 3 PIPE SECTIONS ON THE APRON SHALL BE TIED WITH RF-14 TYPE II CONNECTORS. ALL APRONS SHALL HAVE A STANDARD FOOTING AND TRASH GUARD.
7. ALL RIP RAP CALLED OUT ON PLANS SHALL BE UNDERLAIN WITH ENGINEERING FABRIC.
8. SANITARY SEWER SERVICE CONNECTIONS SHALL BE PLACED AT A SLOPE OF NO LESS THAN 2%. SERVICES SHALL MAINTAIN 18" OF VERTICAL SEPARATION FROM THE WATERMAIN WITH 18" OF COMPACTED LOW PERMEABILITY SOIL BETWEEN THE UTILITIES WITHIN 10' OF THE CROSSING.
9. MANDREL AND PRESSURE TESTS SHALL BE REQUIRED FOR ALL PROPOSED SANITARY LINES. TELEVISING OF THE SANITARY SEWER SYSTEM SHALL BE COMPLETED PRIOR TO PAVING UNLESS OTHERWISE APPROVED BY JURISDICTION.
10. WATERMAINS SHALL BE C-900. SIZE OF WATERMAIN AS SHOWN ON PLANS.
11. THRUST BLOCKS SHALL BE INSTALLED AS REQUIRED AND SHALL BE CONSIDERED INCIDENTAL TO WATERMAIN CONSTRUCTION.
12. PROPOSED WATERMAIN SHALL BE PRESSURE TESTED, BACTERIA TESTED AND CHLORINATED. THE FILLING OF THE WATER MAIN SHALL BE DONE BY THE CITY OF DES MOINES.
13. TRACER WIRE SHALL BE ADDED TO ALL WATER MAIN, AND BROUGHT TO THE SURFACE AT EVERY HYDRANT.
14. ALL HYDRANTS WILL IMMEDIATELY BE COVERED WITH A BLACK PLASTIC BAG (OR EQUIVALENT) ONCE THE HYDRANT IS INSTALLED. THE CITY OF DES MOINES WILL NOTIFY THE CONTRACTOR WHEN THE BAGS CAN BE REMOVED.
15. THE MINIMUM HYDRANT LEAD SHALL BE 3.5 FEET.

UTILITY CONFLICT NOTES:
1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

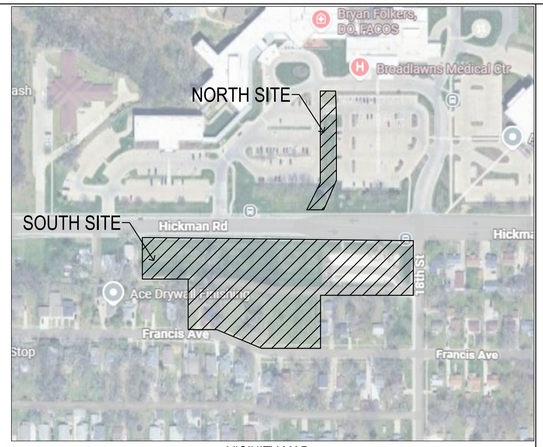
WETLAND NOTES:
1. BISHOP ENGINEERING DOES NOT PERFORM WETLAND STUDIES OR WETLAND MITIGATION. IT IS THE OWNER'S RESPONSIBILITY TO DETERMINE IF ANY WETLANDS ARE LOCATED ON THE PROJECT SITE AND PERFORM ANY NECESSARY MITIGATION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SURVEY NOTES:
1. SURVEY WORK WAS COMPLETED BY BISHOP ON 04-11-2025.

CITY OF DES MOINES GENERAL NOTES:
1. ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
2. A GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF SITE WORK. PER CITY CODE SEC. 42-182, A CERTIFICATE OF COMPLETION WILL BE REQUIRED TO BE COMPLETED BY THE APPLICANT'S ENGINEER TO CERTIFY THE GRADING WORK ON SITE. THE IMPACTED AREA OF THE PROJECT EXCEEDS ONE ACRE, SO THE OWNER/DEVELOPER MUST APPLY FOR A NPDES GENERAL PERMIT NO. 2 THROUGH THE IDNR.
3. ALL RETAINING WALLS THAT EXCEED FOUR FEET IN HEIGHT AS MEASURED FROM BASE OF FOOTING TO TOP OF WALL REQUIRES A SEPARATE BUILDING PERMIT WITH DESIGN AND CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER ACCOMPANIED BY STRUCTURAL CALCULATIONS.
4. PRIVATE WATER AND SEWER SERVICES MUST MEET UNIFORM PLUMBING CODE (UPC) AND ALL CITY OF DES MOINES AMENDMENTS TO UPC. DEVELOPER / CONTRACTOR IS RESPONSIBLE FOR VERIFYING PIPE MATERIAL REQUIREMENTS PRIOR TO CONSTRUCTION.
5. A SIDWALK / DRIVE APPROACH PERMIT IS REQUIRED.
6. A PLUMBING PERMIT AND RIGHT-OF-WAY PERMIT ARE BOTH REQUIRED FOR THE PROPOSED CONNECTIONS TO THE PUBLIC STORM SEWER.
7. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
8. MECHANICAL EQUIPMENT SHALL NOT BE LOCATED IN THE FRONT YARD OR STREET SIDE YARD AND SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC WAY WITH LANDSCAPING, FENCING, OR WALLS CONSISTENT WITH THE BUILDING DESIGN, COLORS, AND MATERIALS.
9. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
10. LIGHTING MUST BE LOW GLARE CUT OFF TYPE FIXTURES TO REDUCE THE GLARE OF LIGHT POLLUTION ON SURROUNDING PROPERTIES.
11. THE REQUIRED LANDSCAPING, BOTH EXISTING AND PROPOSED, SHALL BE MAINTAINED FOR THE LIFE OF THE CERTIFICATE OF OCCUPANCY.
12. ALL DISTURBED AREAS SHOULD BE RESTORED BY SEEDING OR SODDING.
13. ALL PLANTING BEDS SHALL INCLUDE NON-LIVING PERMEABLE MATERIALS SUCH AS MULCH, AND NOT INCLUDING ROCK.

PLANNING AND ZONING NOTES:
THE FOLLOWING ZONING CONDITIONS EXIST ON THE PROPERTY PER ORDINANCE NO. 16,564:
1. ANY FUTURE OFF-STREET PARKING LOT CONSTRUCTED ON THIS PROPERTY SHALL BE SUBJECT TO PROVISION OF AN ENHANCED PEDESTRIAN CROSSING ON HICKMAN ROAD TO THE SATISFACTION OF THE CITY ENGINEER.
2. ANY FUTURE OFF-STREET PARKING LOT CONSTRUCTED ON THIS PROPERTY SHALL HAVE ACCESS DRIVEWAYS IN LOCATIONS DEEMED APPROPRIATE TO THE SATISFACTION OF THE CITY ENGINEER.

BOARD OF ADJUSTMENT NOTES:
ZONING BOARD OF ADJUSTMENT MEETING DATE: JULY 22, 2026
DOCKET: ZBOA-2026-000018
APPEAL GRANTED: CONDITIONAL USE FOR A "NON-ACCESSORY PARKING: SURFACE PARKING LOT" IN A "P2" PUBLIC, CIVIC, AND INSTITUTIONAL DISTRICT.
CONDITIONS OF APPROVAL:
1. ANY "NON-ACCESSORY PARKING: SURFACE PARKING LOT" SHALL ONLY BE PERMITTED IN TANDEM WITH A MEDICAL CENTER USE LOCATED IN THE VICINITY OF 1801 HICKMAN ROAD.
2. ANY CONSTRUCTION ON THE SITE SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SITE PLAN REGULATIONS AND BUILDING AND FIRE CODES, WITH ISSUANCE OF ANY NECESSARY ELECTRICAL AND BUILDING PERMITS BY THE CITY'S PERMIT AND DEVELOPMENT CENTER.
3. IF THE ZONING ENFORCEMENT OFFICER DETERMINES AT ANY TIME THAT THE OPERATION OF EITHER USE BECOMES A NUISANCE OR EXHIBITS A PATTERN OF VIOLATING THE CONDITIONS SET FORTH IN THE CONDITIONAL USE OR THE REQUIREMENTS CONTAINED IN CITY CODE SECTION 134-3.8.1, THE ZONING ENFORCEMENT OFFICER MAY APPLY TO THE BOARD TO RECONSIDER THE ISSUANCE OF THE CONDITIONAL USES.



VICINITY MAP
SCALE: NOT TO SCALE

LEGEND

SAN — SANITARY SEWER	ELECTRIC VAULT
ST — STORM SEWER	TRANSFORMER POLE
W — WATER LINE	TRANSFORMER POLE
G — GAS LINE	LIGHT POLE
U/E — UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX
O/E — OVERHEAD ELECTRIC	ELECTRIC PANEL
TELE — TELEPHONE LINE	TRANSFORMER
F/O — FIBER OPTIC	GROUND LIGHT
CATV — CABLE TV	GUY WIRE
STORM MANHOLE	ELECTRIC HANDHOLE
CURB INTAKE	GAS METER
SURFACE INTAKE	GAS VALVE
FLARED END SECTION	AIR CONDITIONING UNIT
ROOF DRAIN	TELEPHONE RISER
DOWNSPOUT	TELEPHONE VAULT
SANITARY MANHOLE	TELEPHONE MANHOLE
CLEANOUT	TRAFFIC SIGNAL MANHOLE
FIRE HYDRANT	FIBER OPTIC MANHOLE
SPRINKLER	FIBER OPTIC RISER
IRRIGATION CONTROL VALVE	FIBER OPTIC VAULT
WATER MANHOLE	CABLE TV RISER
WELL	SIGN
WATER VALVE	BOLLARDS
WATER SHUT OFF	DENOTES NUMBER OF PARKING STALLS
YARD HYDRANT	PROPERTY CORNER - FOUND AS NOTED
FLAGPOLE	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
ELECTRIC MANHOLE	SECTION CORNER - FOUND AS NOTED
ELECTRIC METER	SITE CONTROL POINT - MONUMENT AS NOTED
ELECTRIC RISER	

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

SITE PLAN APPROVAL:
☐ APPROVED ☐ APPROVED WITH CONDITIONS – SEE EXHIBIT "A"
IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.
NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.
DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

LICENSED PROFESSIONAL ENGINEER
DAVID B. BENTZ
17143
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.

SIGNED: _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

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SITE PLAN
BROADLAWNS PARKING LOT EXPANSION
1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
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90% CD SET: 2026-08-25
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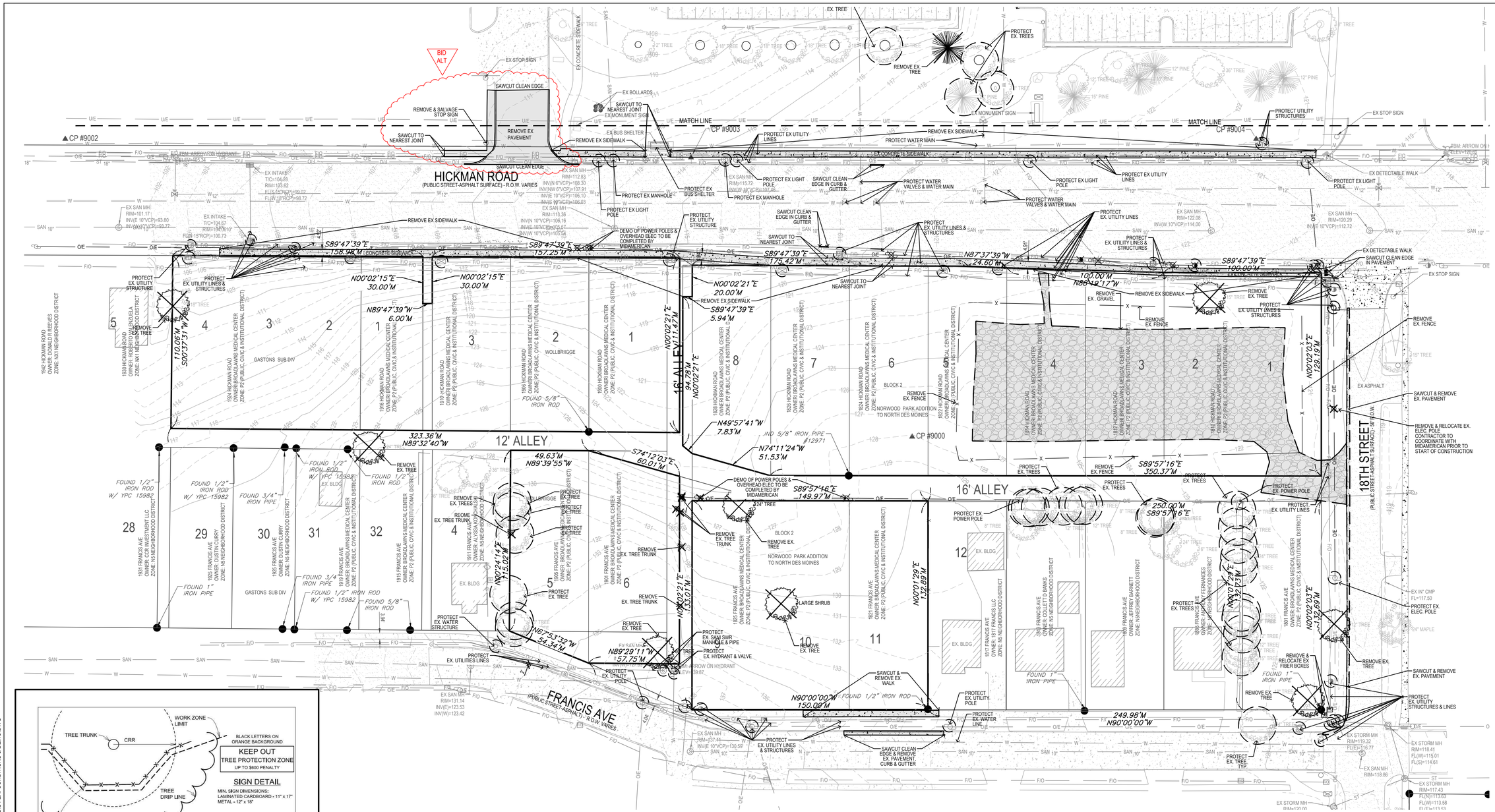
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240308-1

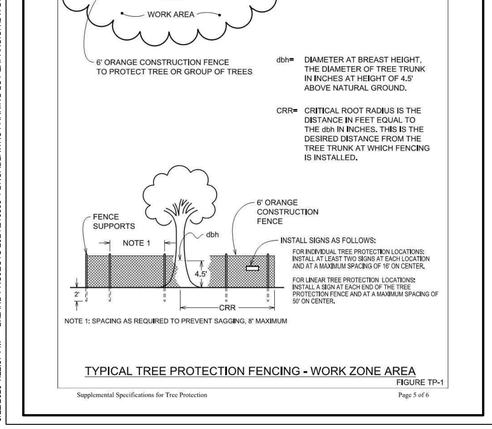
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PRELIMINARY- NOT FOR CONSTRUCTION





TYPICAL TREE PROTECTION FENCING - WORK ZONE AREA
FIGURE TP-1

Supplemental Specifications for Tree Protection — Page 5 of 6

TREE PROTECTION NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE WORK AND WILL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
2. NO MATERIAL STORAGE, EQUIPMENT STAGING, VEHICLE ACCESS, SOIL STOCKPILING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN THE FENCED PROTECTION AREA.

DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PROTECT ALL TREES NOT CALLED OUT FOR REMOVAL WITH ORANGE CONSTRUCTION FENCE AT THE DRIP LINE.
3. PAVEMENT STRIPING CALLED OUT FOR REMOVAL SHALL BE SANDBLASTED. NO GRINDING WILL BE ALLOWED.
4. CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTH ON SITE PRIOR TO CONSTRUCTION AND CONTACT ENGINEER/OWNER IF DIFFERENT FROM PLANS OR IN CONFLICT IN CONSTRUCTION ACTIVITIES.
5. CONTRACTOR TO PROTECT ALL UTILITIES, PAVEMENTS AND STRUCTURES THAT ARE NOT SCHEDULED FOR REMOVAL. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY DAMAGED UTILITIES, PAVEMENTS, AND STRUCTURES NOT SCHEDULED FOR REMOVAL PER CITY/OWNER SPECIFICATIONS AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR TO COORDINATE WITH OWNER FOR SALVAGING & STORING MATERIALS AT A LOCATION DESIGNATED BY THE OWNER.
7. CONTRACTOR TO COORDINATE WITH UTILITY OWNERS AND MEP FOR ANY REQUIRED RELOCATION OR ADJUSTMENT OF EXISTING FIBER, ELECTRIC AND GAS LINES AS NEEDED TO AVOID CONFLICT WITH CONSTRUCTION ACTIVITIES AND IMPROVEMENTS.
8. CONTRACTOR SHALL CONTAIN AND REMOVE SLURRY FROM SAWCUTING FROM THE PROJECT SITE.
9. CONTRACTOR TO COORDINATE WITH DES MOINES WATER WORKS TO REMOVE/DEMO EXISTING WATER SERVICES ALL THE WAY TO PUBLIC WATERMAIN.
10. ALL UNDERGROUNDING OF OVERHEAD ELECTRIC AND DEMOLITION OF POWER POLES TO BE COMPLETED BY MIDAMERICAN ENERGY. CONTRACTOR TO COORDINATE WITH MEP AND MIDAMERICAN DURING CONSTRUCTION FOR SCHEDULING AND REMOVALS.

DEMO LEGEND:

- PAVEMENT REMOVAL LIMITS
- DENOTES PROTECTION
- DENOTES REMOVAL

GRAPHIC SCALE
30 0 15 30 60

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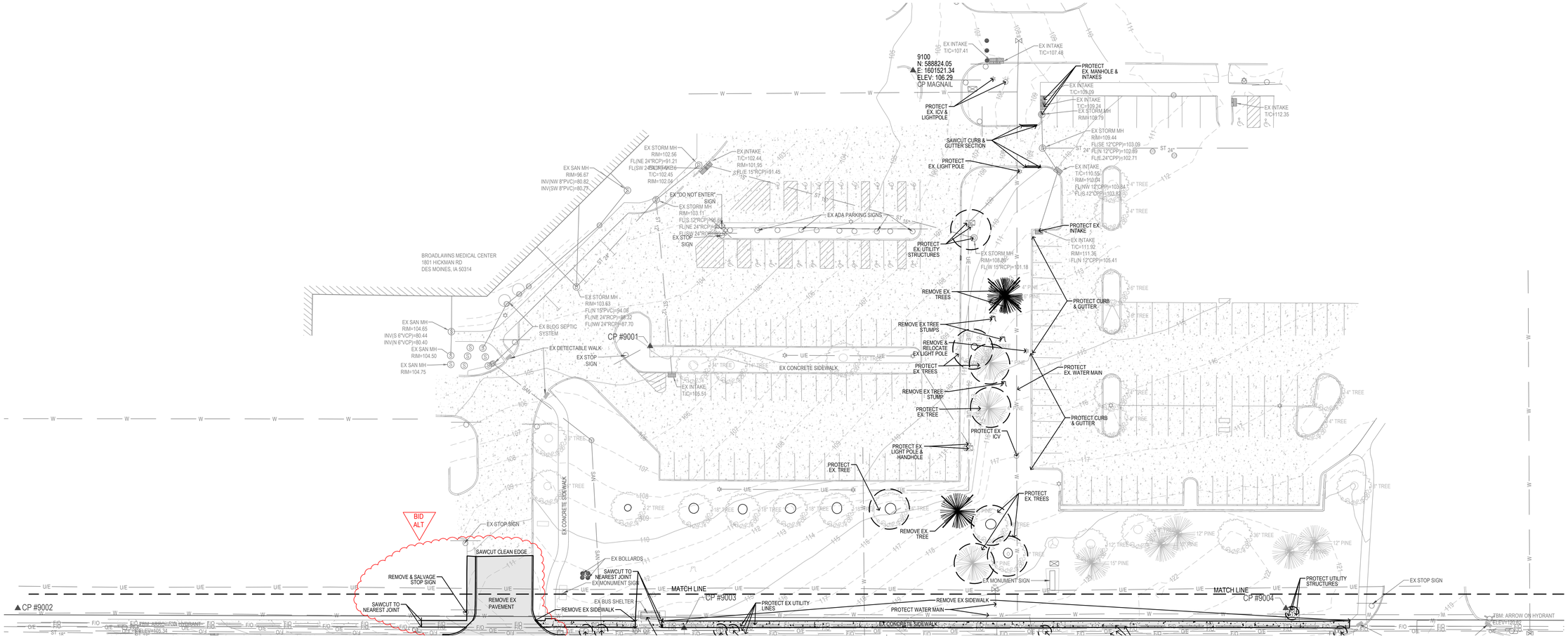
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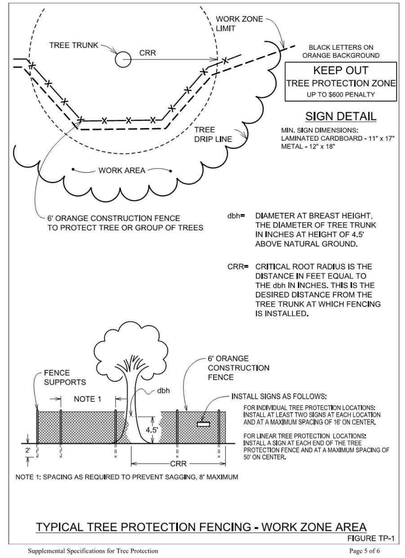
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PRELIMINARY- NOT FOR CONSTRUCTION





TYPICAL TREE PROTECTION FENCING - WORK ZONE AREA
FIGURE TP-1

Supplemental Specifications for Tree Protection — Page 5 of 6

TREE PROTECTION NOTES:

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DEMO NOTES:

1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
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DEMO LEGEND:

- PAVEMENT REMOVAL LIMITS
- DENOTES PROTECTION
- DENOTES REMOVAL

GRAPHIC SCALE
30 0 15 30 60

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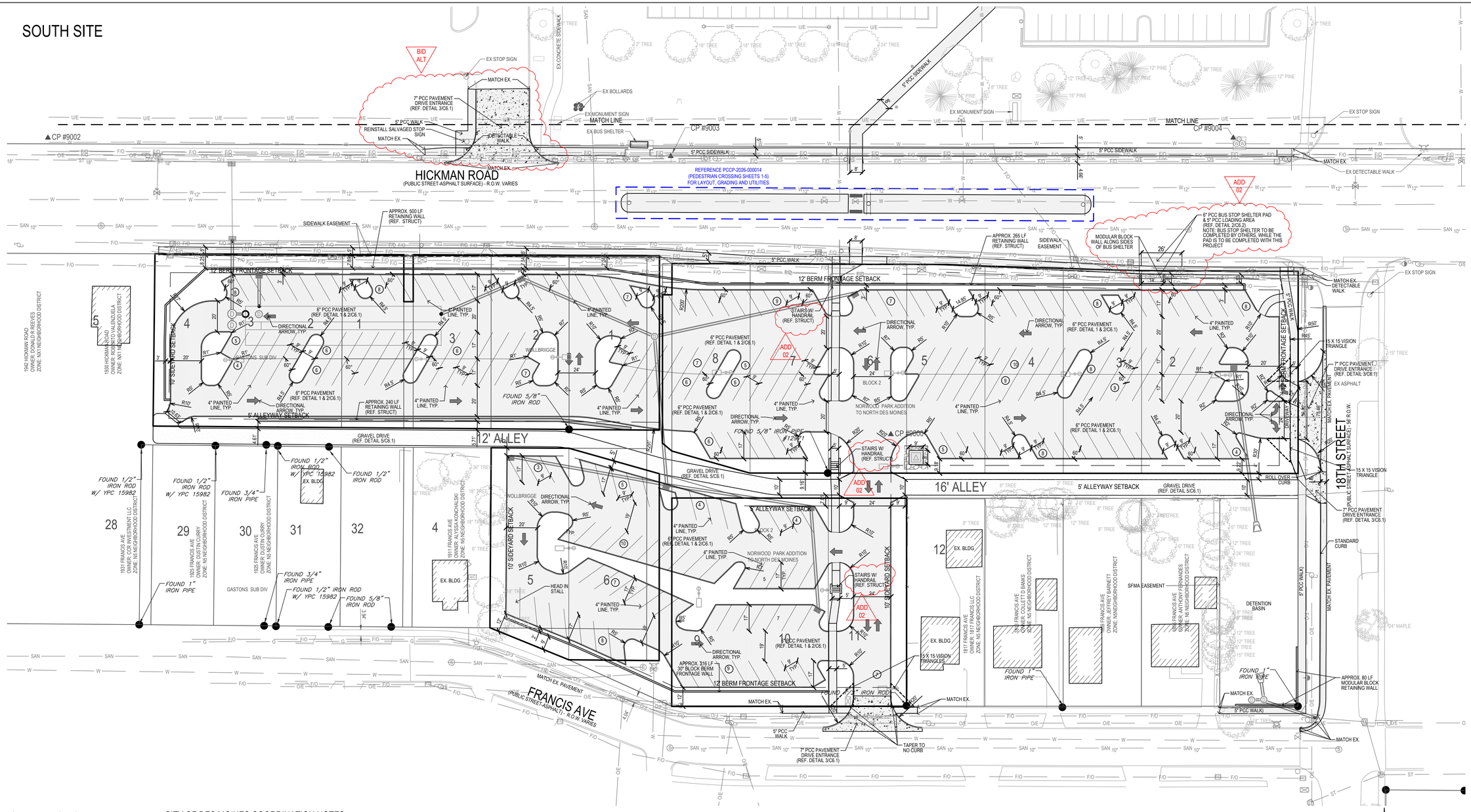
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PRELIMINARY- NOT FOR CONSTRUCTION

SOUTH SITE



GENERAL NOTES:

1. CONTRACTOR TO PROVIDE GRADATION TESTING FOR EVERY 200 TONS OF GRANULAR MATERIAL DELIVERED TO THE SITE GRADATION TESTING IS TO BE CONDUCTED AND REVIEWED BY GEOTECHNICAL FIRM PRIOR TO GRANULAR MATERIAL BEING INSTALLED.
2. THE RECOMMENDED DESIGN AND SPECIFICATIONS HAVE BEEN APPROVED BY THE OWNER.
3. ANY RECOMMENDATIONS MADE BY THE OWNER'S SELECTED GEOTECHNICAL FIRM SHALL GOVERN.
4. IF GRANULAR MATERIAL ARE INSTALLED THAT DO NOT MEET THE OWNER'S SELECTED GEOTECHNICAL FIRM SPECIFICATIONS. THE CONTRACTOR, SHALL AT THEIR OWN EXPENSE, REMOVE AND REPLACE THE DEFICIENT GRANULAR MATERIAL PER SPECIFICATION.
5. ALL SIGNAGE SHALL RECEIVE SEPARATE APPROVALS WITH A SIGNED PERMIT APPLICATION FROM THE CITY OF DES MOINES ZONING ENFORCEMENT DIVISION. ALL NEW EXTERIOR SIGNS ARE REVIEWED SEPARATELY AND MUST BE APPROVED WITH ZONING ENFORCEMENT (515-283-4200) BEFORE SIGN PERMITS CAN BE ISSUED

PAVEMENT & ASPHALT PLACEMENT NOTES:

1. CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS WITH IOWA SUDAS TYPICAL BT JOINT.

CITY OF DES MOINES COORDINATION NOTES:

1. THE CITY WILL BE RESURFACING HICKMAN ROAD FROM MARTIN LUTHER KING JR. PARKWAY TO JUST EAST OF 18TH STREET IN 2027. AS PART OF THE RESURFACING, THE CITY WILL ALSO BE RESTRIPING HICKMAN ROAD FROM 4-LANES TO 3-LANES PER THE HICKMAN ROAD CORRIDOR STUDY COMPLETED IN 2023. THIS WORK WILL BE COMPLETED PRIOR TO JUNE 1ST, 2027.

LANDSCAPING NOTES:

1. ALL LANDSCAPE ISLANDS CONTAINING TREES SHALL PROVIDE THE REQUIRED SOIL VOLUME TO A MINIMUM DEPTH OF 3 FEET IN ACCORDANCE WITH CHAPTER 135-7.3.3. REQUIRED SOIL VOLUME SHALL CONSIST OF SUITABLE, UNCOMPACTED PLANTING SOIL CAPABLE OF SUPPORTING HEALTHY TREE GROWTH. CONSTRUCTION DEBRIS, AGGREGATE BASE, HEAVILY COMPACTED SUBGRADE, AND OTHER UNSUITABLE MATERIAL SHALL NOT BE INCLUDED IN THE REQUIRED SOIL VOLUME. WHERE EXISTING SOILS DO NOT MEET THESE CONDITIONS, UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SUITABLE PLANTING SOIL

GRAPHIC SCALE
30 0 15 30 60

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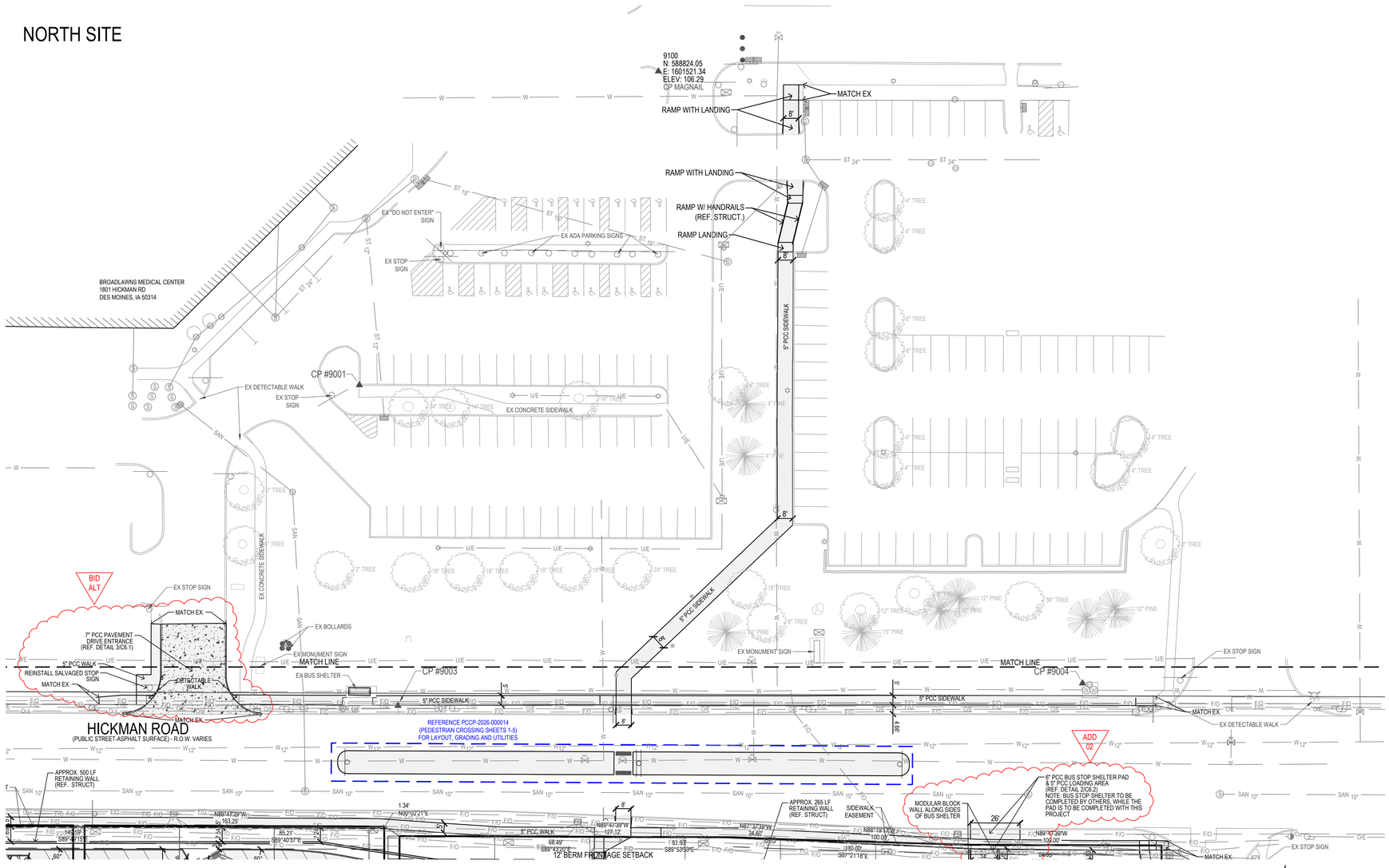
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NORTH SITE



GENERAL NOTES:

1. CONTRACTOR TO PROVIDE GRADATION TESTING FOR EVERY 200 TONS OF GRANULAR MATERIAL DELIVERED TO THE SITE GRADATION TESTING IS TO BE CONDUCTED AND REVIEWED BY GEOTECHNICAL FIRM PRIOR TO GRANULAR MATERIAL BEING INSTALLED.
2. THE RECOMMENDED DESIGN AND SPECIFICATIONS HAVE BEEN APPROVED BY THE OWNER.
3. ANY RECOMMENDATIONS MADE BY THE OWNER'S SELECTED GEOTECHNICAL FIRM SHALL GOVERN.
4. IF GRANULAR MATERIAL ARE INSTALLED THAT DO NOT MEET THE OWNER'S SELECTED GEOTECHNICAL FIRM SPECIFICATIONS. THE CONTRACTOR, SHALL AT THEIR OWN EXPENSE, REMOVE AND REPLACE THE DEFICIENT GRANULAR MATERIAL PER SPECIFICATION.
5. ALL SIGNAGE SHALL RECEIVE SEPARATE APPROVALS WITH A SIGNED PERMIT APPLICATION FROM THE CITY OF DES MOINES ZONING ENFORCEMENT DIVISION. ALL NEW EXTERIOR SIGNS ARE REVIEWED SEPARATELY AND MUST BE APPROVED WITH ZONING ENFORCEMENT (515-283-4200) BEFORE SIGN PERMITS CAN BE ISSUED

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PAVEMENT & ASPHALT PLACEMENT NOTES:

1. CONTRACTOR TO CONNECT TO EXISTING PCC PAVEMENTS WITH IOWA SUDAS TYPICAL BT JOINT.

GRAPHIC SCALE
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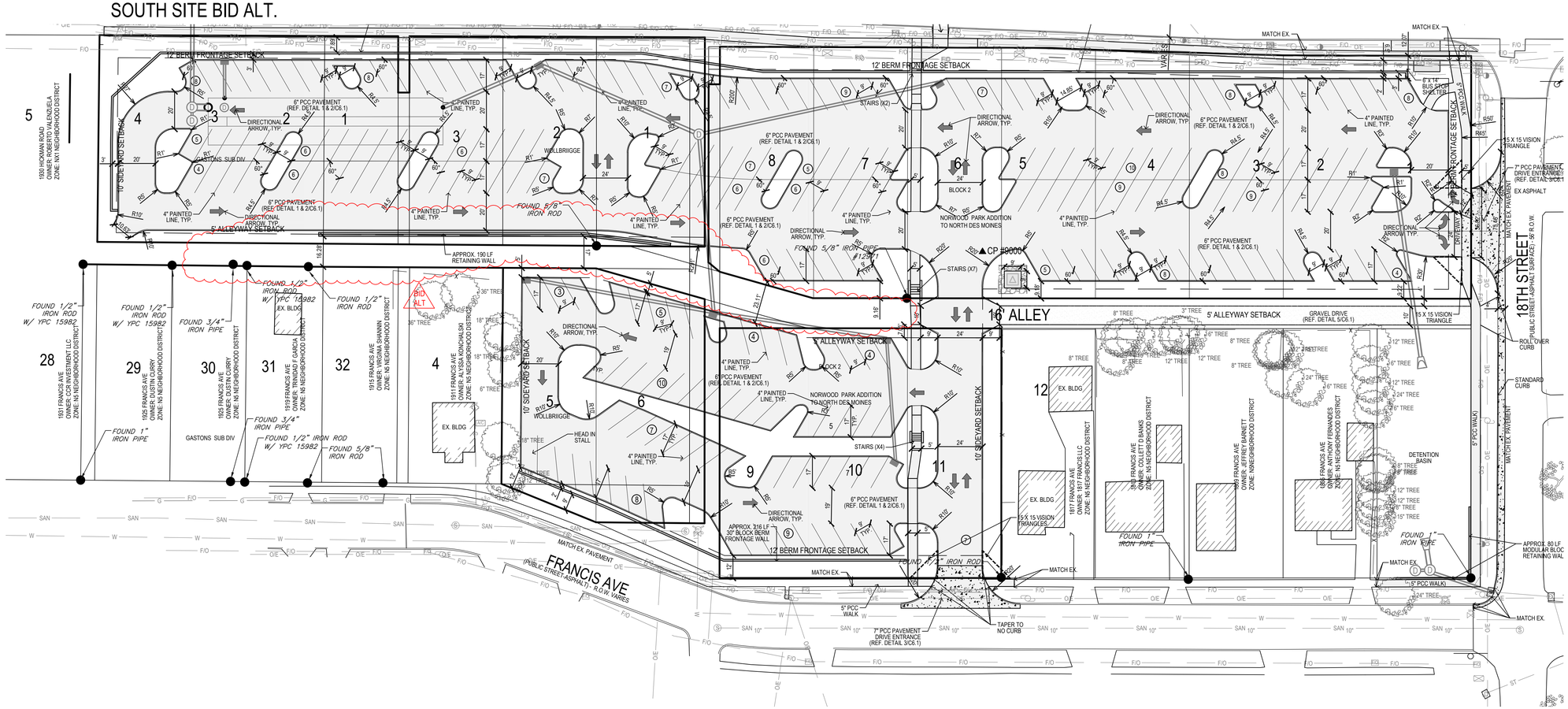
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PRELIMINARY- NOT FOR CONSTRUCTION

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SOUTH SITE BID ALT.



GRAPHIC SCALE
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BISHOP ENGINEERING +

3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
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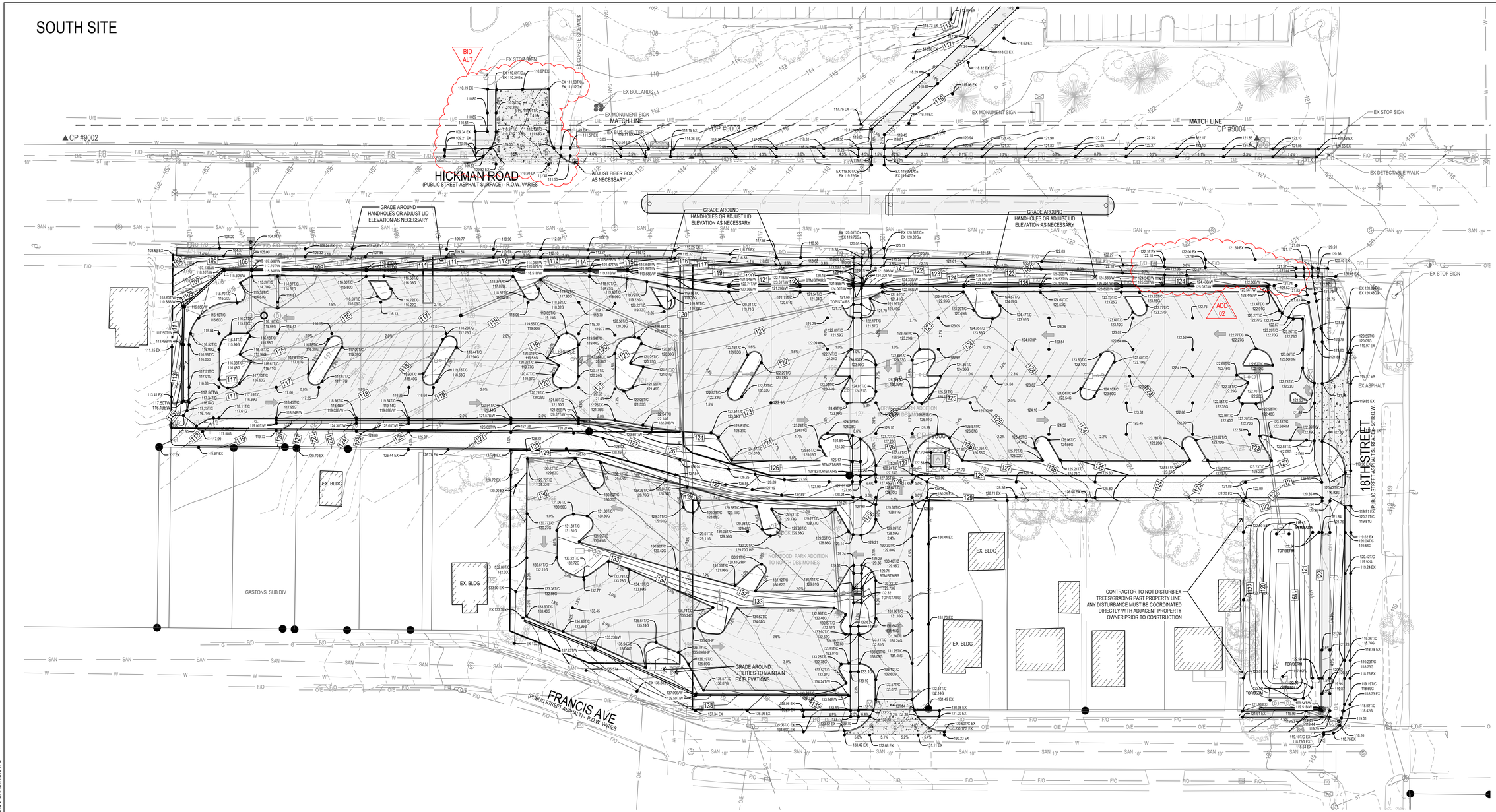
PROJECT NUMBER:
240308-1

SHEET NAME:
BID ALT.
LAYOUT PLAN

SHEET NUMBER:
C2.3

PRELIMINARY- NOT FOR CONSTRUCTION

SOUTH SITE



GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
3. **TOPSOIL SHALL BE FREE OF ALL ROCK AND DEBRIS LARGER THAN 3/4" IN SIZE.**
4. TOPSOIL IS DEFINED AS; FERTILE, FRIABLE LOAM, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH, FROM WELL DRAINED SITE FREE FROM FLOODING, NOT IN FROZEN OR MUDDY CONDITIONS; REASONABLE FREE FROM SUBSOIL, CLAY LUMPS, ROOTS, GRASS, WEEDS, STONES LARGER THAN 3/4 INCH IN DIAMETER, AND FOREIGN MATTER; ACIDITY RANGE (PH) OF 5.5 TO 7.5; CONTAINING MINIMUM 4 PERCENT AND MAXIMUM 20 PERCENT ORGANIC MATTER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.

GRAPHIC SCALE

30 0 15 30 60

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3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

PROJECT NUMBER:
240308-1

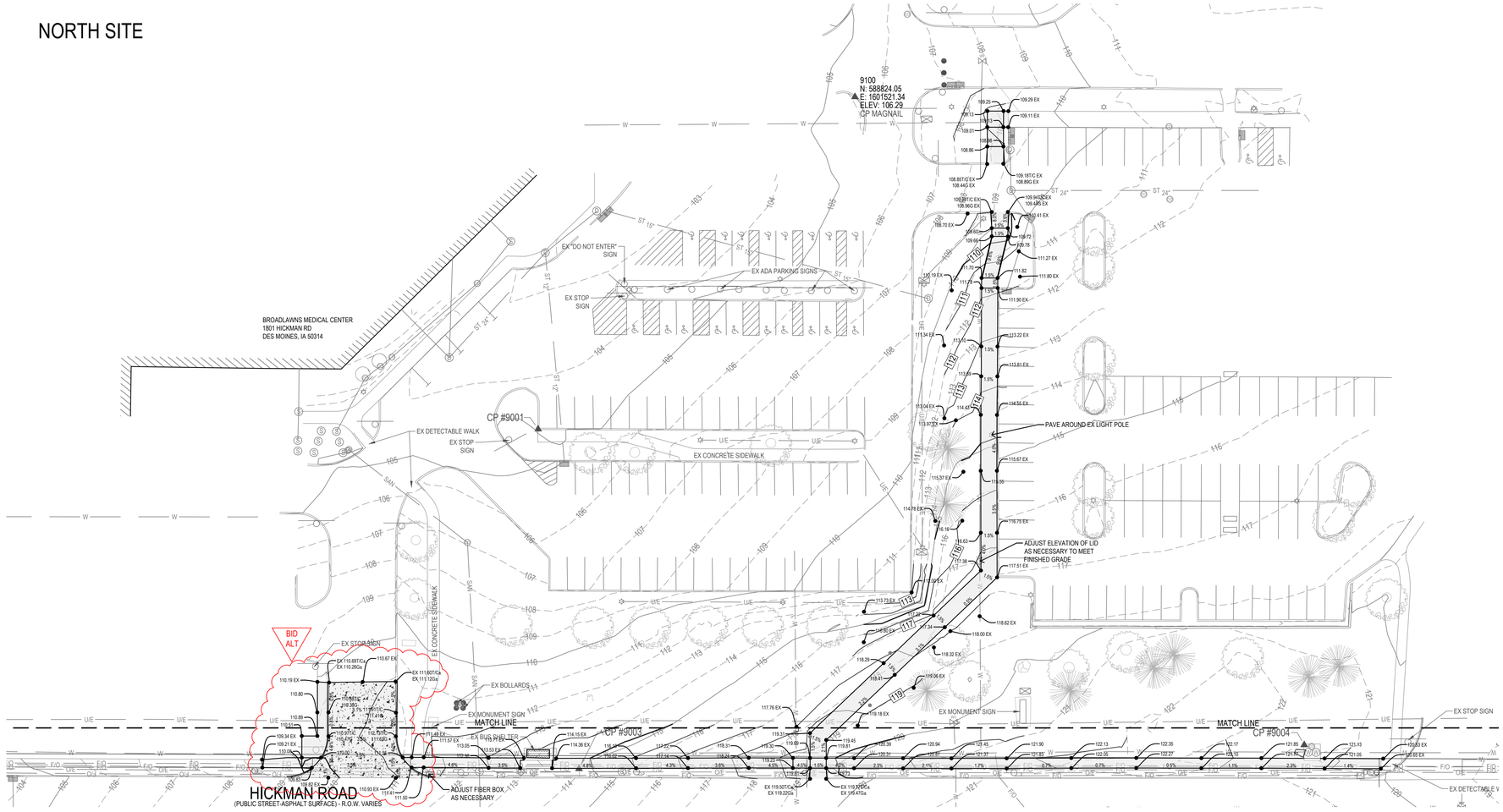
SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.1

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PRELIMINARY- NOT FOR CONSTRUCTION

NORTH SITE



GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

TOPSOIL NOTES:

1. STRIP AND STOCKPILE THE TOP 8" OF SOIL ON ALL DISTURBED AREAS.
2. RESPREAD TOPSOIL TO A MINIMUM DEPTH OF 8" ON ALL GREEN (NON PAVED) AREAS. IMPORT TOPSOIL AS NECESSARY TO ACHIEVE A MINIMUM DEPTH OF 6".
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GRAPHIC SCALE
30 0 15 30 60

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SITE PLAN
BROADLAWNS PARKING LOT EXPANSION
1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

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PROJECT NUMBER:
240308-1

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
C3.2

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PRELIMINARY- NOT FOR CONSTRUCTION

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TOPSOIL NOTES:

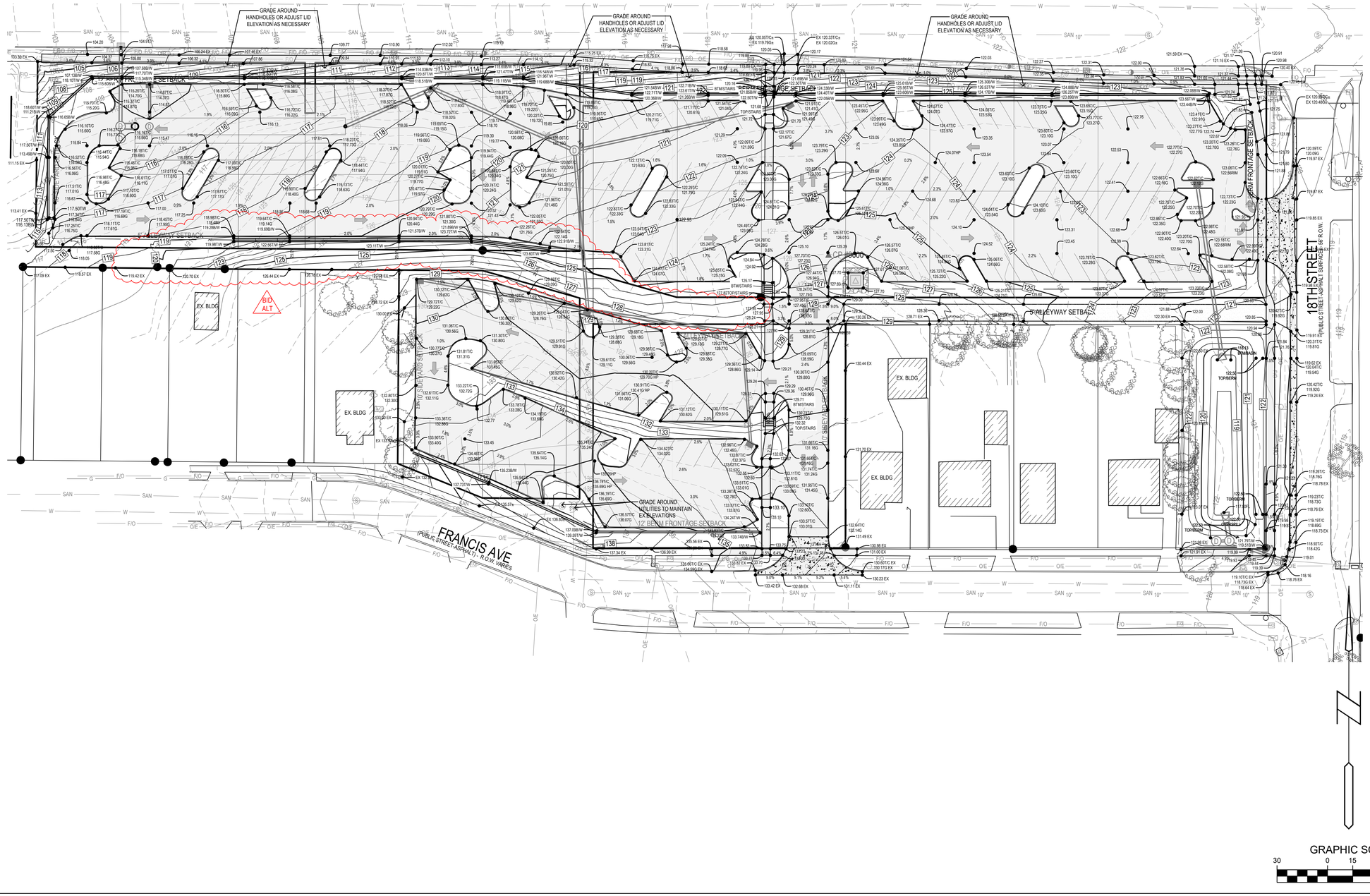
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EXISTING CONTOUR	150
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FINISHED GROUND ELEVATION	150.50
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NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

SOUTH SITE BID ALT.



GRAPHIC SCALE

30 0 15 30 60

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SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

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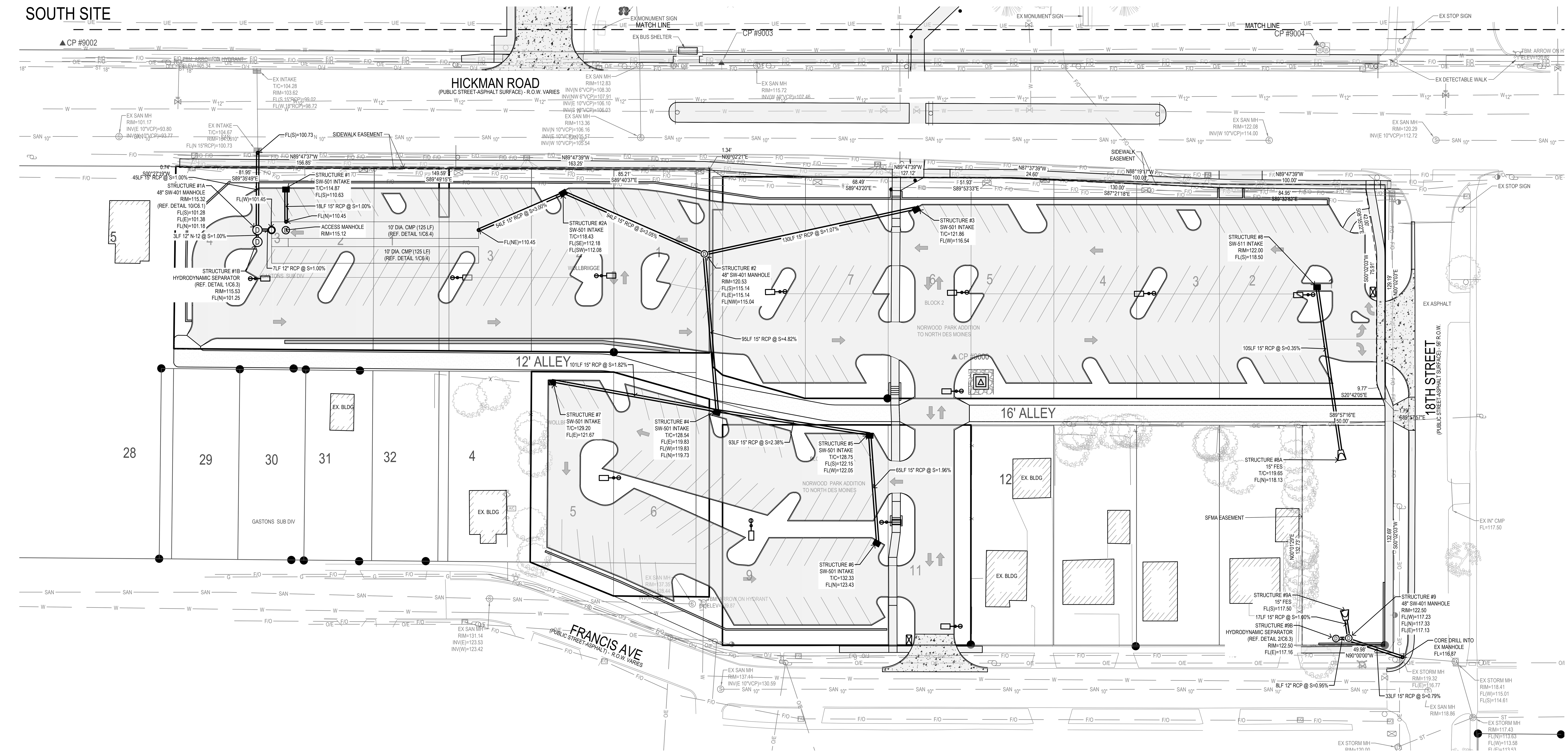
PROJECT NUMBER:
240308-1

SHEET NAME:
BID ALT. GRADING PLAN

SHEET NUMBER:
C3.3

PRELIMINARY - NOT FOR CONSTRUCTION

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UTILITY NOTES:

1. ALL PROPOSED UTILTIES SHALL BE PRIVATE, UNLESS NOTED OTHERWISE.
2. ALL WATER LINES SHALL HAVE A MINIMUM OF 5.5' OF COVER UNLESS NOTED OTHERWISE.
3. FIRE HYDRANT ASSEMBLY SHALL INCLUDE THE TEE, BRANCH, VALVE AND HYDRANT.
4. PIPE LENGTHS CALLED OUT ON PLANS INCLUDE FLARED END SECTION, WHERE APPLICABLE.
5. STORM SEWER CALLED OUT AS RCP MUST BE CLASS III RCP.
6. STORM SEWER CALLED OUT AS N-12 MAY BE EITHER N-12 OR CLASS III RCP.
7. FOR RCP PIPE, ASSOCIATED F.E.S. MUST BE RCP. FOR N-12 PIPE, ASSOCIATED F.E.S. SHALL BE CMP.
8. ALL NYLOPLAST BASINS SHALL HAVE CASTINGS SECURELY FASTENED TO THE BASIN BODY, AND ALL GRATES/LIDS SHALL BE BOLTED DOWN TO THE CASTINGS.
9. TRANSFORMER PAD IS SHOWN FOR REFERENCE ONLY AND MAY NOT BE DRAWN TO ACTUAL SIZE. PAD SHALL CONFORM TO ALL UTILITY COMPANY DESIGN STANDARDS AND SPECIFICATIONS.
10. CONTRACTOR TO ADJUST EXISTING UTILITY STRUCTURE LID ELEVATIONS TO MEET FINISHED GRADE AS NECESSARY.
11. CONTRACTOR TO COORDINATE DIRECTLY WITH ANY UTILITY / FACILITY OWNER FOR ANY ADJUSTMENT OF EXISTING HANDHOLES ON SITE.
12. ALL UNDERGROUNDING OF OVERHEAD ELECTRIC AND DEMOLITION OF POWER POLES TO BE COMPLETED BY MIDAMERICAN ENERGY. CONTRACTOR TO COORDINATE WITH MEP AND MIDAMERICAN DURING CONSTRUCTION FOR SCHEDULING AND REMOVALS.
13. EXISTING STREET LIGHTS ALONG THE SOUTH SIDE OF HICKMAN ARE TO BE UPGRADED TO GALVENIZED POLES. WORK TO BE COMPLETED BY MIDAMERICAN.

DES MOINES WATER WORKS NOTES:

1. ALL WATER SERVICES/STUBS FRONTING THE PROPERTY THAT ARE NOT BEING USED ARE TO BE CUT AT THE MAIN, COORDINATE TAP CUTS WITH DMWW.
2. PROTECT, SUPPORT AND SHORE WATERMAIN AT ALL UTILITY CROSSINGS.
3. ADJUST ALL VALVE BOXES TO FINISHED GRADE. IF ADJUSTMENTS CANNOT BE MADE, REPLACE VALVE BOXES TO MATCH FINISHED GRADE.

GRAPHIC SCALE

30 0 15 30 60

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SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD

DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY: LCR

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ADDENDUM #2: 2026-09-22

PROJECT NUMBER: 240308-1

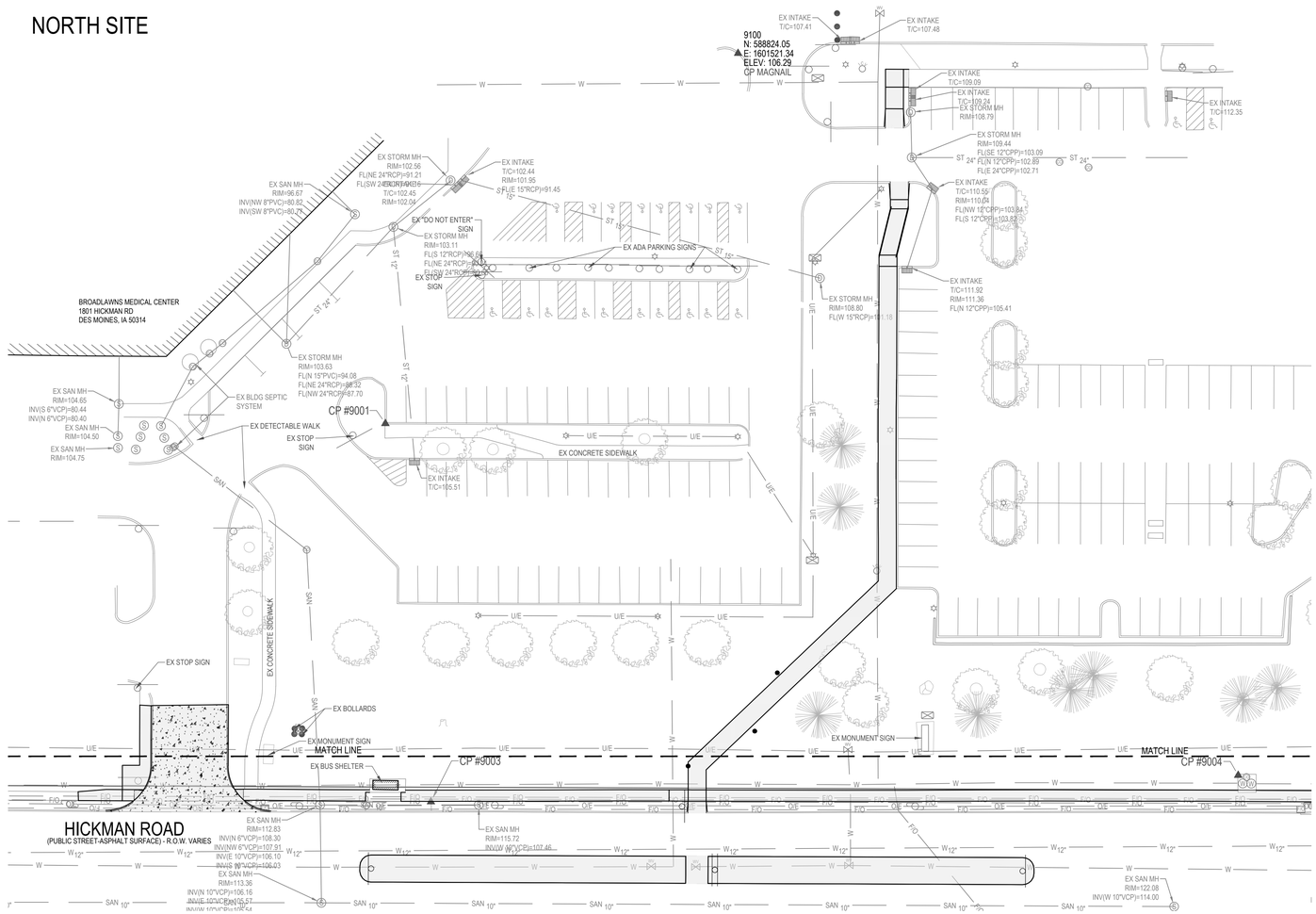
SHEET NAME: UTILITY PLAN

SHEET NUMBER: C4.1

PRELIMINARY. NOT FOR CONSTRUCTION

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NORTH SITE



UTILITY NOTES:

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GRAPHIC SCALE
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SITE PLAN
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PROJECT NUMBER:
240308-1

SHEET NAME:
UTILITY PLAN

SHEET NUMBER:
C4.2

FOR CONSTRUCTION

PRELIMINARY- NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

1. ALL SODDING/SEEDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
2. SOD/SEED ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE SOD ON ALL SLOPES 3 : 1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE, THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEDS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT O SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURAEDGE 3/16" STEEL EDGING - COLOR BLACK, OR APPROVED EQUAL..
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEDS SHALL BE MULCHED WITH 4" THICK SHREDDED HARDWOOD MULCH.
17. ALL BEDS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCH IS INSTALLED.
18. ALL LANDSCAPE ISLANDS CONTAINING TREES SHALL PROVIDE THE REQUIRED SOIL VOLUME TO A MINIMUM DEPTH OF 3 FEET IN ACCORDANCE WITH CHAPTER 135-7.3.3. REQUIRED SOIL VOLUME SHALL CONSIST OF SUITABLE, UNCOMPACTED PLANTING SOIL CAPABLE OF SUPPORTING HEALTHY TREE GROWTH. CONSTRUCTION DEBRIS, AGGREGATE BASE, HEAVILY COMPACTED SUBGRADE, AND OTHER UNSUITABLE MATERIAL SHALL NOT BE INCLUDED IN THE REQUIRED SOIL VOLUME. WHERE EXISTING SOILS DO NOT MEET THESE CONDITIONS, UNSUITABLE MATERIAL SHALL BE EXCAVATED AND REPLACED WITH SUITABLE PLANTING SOIL.

LEGEND

SOD: PROVIDE AND INSTALL SOD FROM LOCAL SUPPLIERS. AREAS TO BE SODDED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THOROUGHLY WATER SOD UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOD IS ESTABLISHED (ROOTS KNITTED INTO SUBSURFACE)

SEED: MIX TO BE "SUPER TURF II" BY UNITED SEEDS (OR APPROVED EQUAL). SEED AT A RATE OF 440 LBS PER ACRE. SEEDING DATES, SITE PREPARATION, SEEDING INSTALLATION, WATER REQUIREMENTS, FERTILIZING, AND MOWING PER UNITED SEEDS TECH BULLETIN FOR SEED TYPE. OVERSEEDING (IF REQUIRED) TO BE INSTALLED AT 220 LBS PER ACRE.

SHREDDED HARDWOOD MULCH

GENERAL LANDSCAPE REQUIREMENTS

SITE TREE REQUIREMENT

TOTAL SQUARE FOOTAGE OF PROJECT AREA	128,328 SF
REQUIRED CANOPY COVERAGE(15%)	19,249 SF
CANOPY COVERAGE PROVIDED (117 TREES)	117,000 SF

STREET TREE REQUIREMENT

18TH STREET: (278 LF FRONTAGE-142 LF DRIVE/SPACE/ALLEY) /30 =	5 TREES
TOTAL STREET TREES PROVIDED	7 TREES

FRONTAGE BUFFER REQUIREMENTS

HICKMAN RD:

• REQUIRED SHADE TREES: (730 LF/ 30)	24 TREES
• SHADE TREES PROVIDED:	24 TREES
• REQUIRED SHRUBS/GRASSES: (708-21 LF BUS STOP/STAIR/ 3)	229 SHRUBS
• SHRUBS/GRASSES PROVIDED:	231 SHRUBS

FRANCIS AVENUE:

• REQUIRED SHADE TREES: (276-26 LF DRIVE/ 30)	9 TREES
• SHADE TREES PROVIDED: (-2 FOR VISION TRIANGLES)	7 TREES
• REQUIRED SHRUBS/GRASSES: (220/ 3)	74 SHRUBS
• SHRUBS/GRASSES PROVIDED: (-6 FOR VISION TRIANGLES)	72 SHRUBS

18TH STREET:

• REQUIRED SHRUBS/GRASSES: (108-36 LF DRIVE/WALK/ 3)	24 SHRUBS
• SHRUBS/GRASSES PROVIDED: (-7 FOR VISION TRIANGLES)	17 SHRUBS

ALLEYS:

• REQUIRED SHADE TREES: (466-11 LF DRIVE/ 40)	12 TREES
• SHADE TREES PROVIDED:	12 TREES
• REQUIRED SHRUBS/GRASSES: (466-11 LF DRIVE/ 3)	152 SHRUBS
• SHRUBS/GRASSES PROVIDED:	153 SHRUBS

INTERIOR PARKING LOT REQUIREMENTS

SF OF CANOPY COVERAGE REQUIRED: (95,620 SF X 0.3)	28,686 SF
PROVIDED INTERIOR SHADE COVERAGE: (47 TREES x 1,000SF)	47,000 SF

SIDE/REAR BUFFER SCREENING REQUIREMENTS

TOTAL LENGTH OF SIDE BUFFER	358 LF
REQUIRED OVERSTORY TREES (1 / 40 LF)	9 TREES
REQUIRED SHRUBS (1 / 3 LF)	120 SHRUBS

TREE MITIGATION REQUIREMENTS

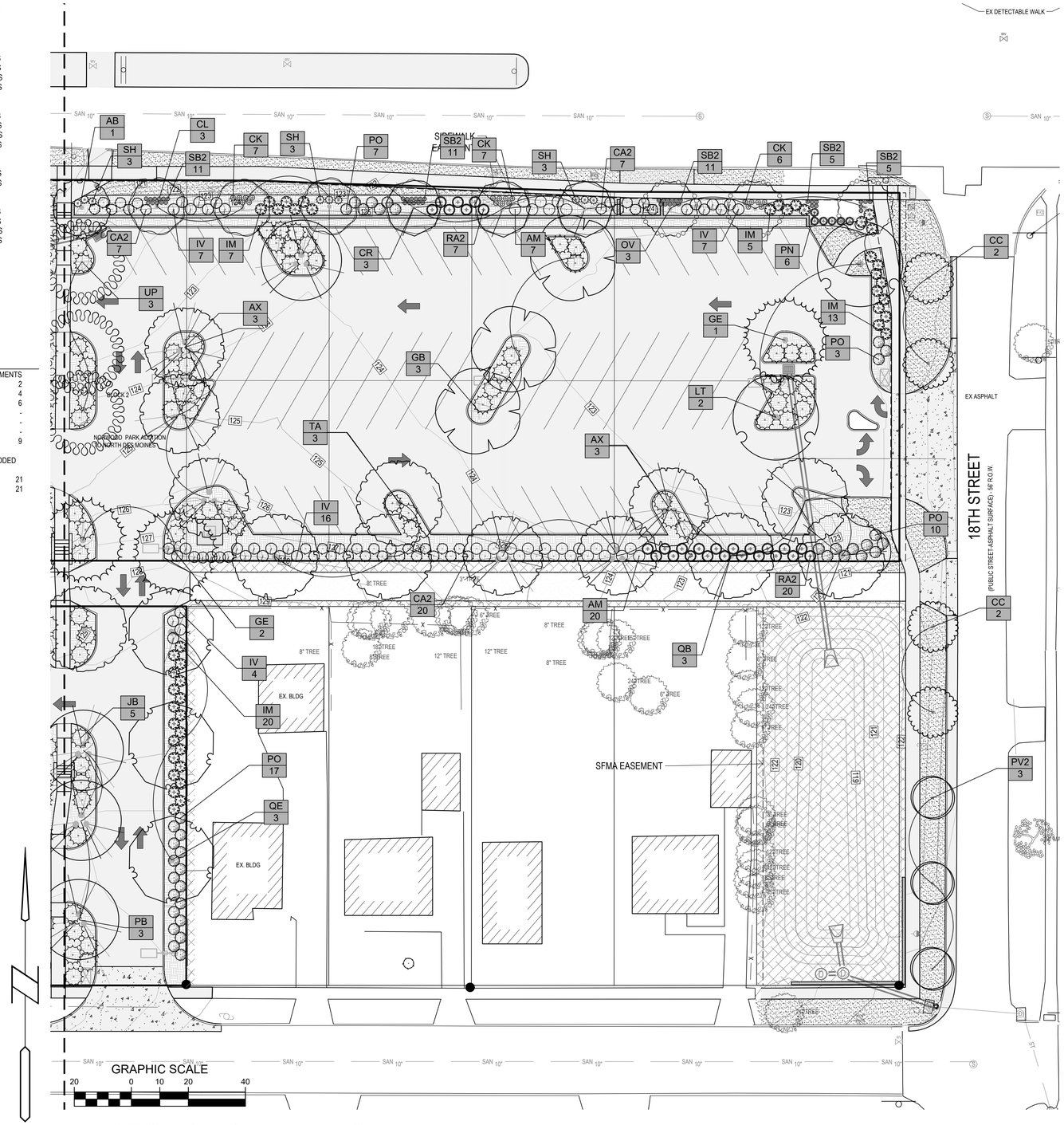
SIZE REMOVED	TOTAL TREES	REPLACEMENT RATIO	REQ. REPLACEMENTS
12" - 17"	2	1:1	2
18" - 23"	2	1:2	4
24" - 29"	2	1:3	6
30" - 35"	-	1:4	-
36" - 41"	-	1:5	-
42" - 47"	-	1:6	-
60"	1	1:9	9

FOR EVERY 6" INCREMENT ABOVE, ONE ADDITIONAL REPLACEMENT TREE SHALL BE ADDED

TOTAL TREES REQUIRED FOR MITIGATION	21
TOTAL TREES SHOWN ON PLAN FOR MITIGATION PURPOSES	21

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS TREES						
AX	6	Autumn Splendor Arnold Buckeye	Aesculus x arnoldiana 'Autumn Splendor'	2" Cal.	B&B	MATCHED SPECIMENS
BN	6	Heritage River Birch	Betula nigra 'Cully'	2" Cal.	B&B	MATCHED SPECIMENS (STANDARD FORM)
GB	6	Maidenhair Tree	Ginkgo biloba	2" Cal.	B&B	MATCHED SPECIMENS
GE	6	Stately Manor Kentucky Coffeetree	Gymnocladus dioicus 'Stately Manor'	2" Cal.	B&B	MATCHED SPECIMENS
LT	6	Tulip Poplar	Liriodendron tulipifera	2" Cal.	B&B	MATCHED SPECIMENS
NS	6	Tupelo	Nyssa sylvatica	2" Cal.	B&B	MATCHED SPECIMENS
PB	7	Bloodgood London Plane Tree	Platanus x acerifolia 'Bloodgood'	2" Cal.	B&B	MATCHED SPECIMENS
QB	7	Swamp White Oak	Quercus bicolor	2" Cal.	B&B	MATCHED SPECIMENS
QE	6	Northern Pin Oak	Quercus ellipsoidalis	2" Cal.	B&B	MATCHED SPECIMENS
QM	6	Chinkapin Oak	Quercus muehlenbergii	2" Cal.	B&B	MATCHED SPECIMENS
TD	7	Bald Cypress	Taxodium distichum	2" Cal.	B&B	MATCHED SPECIMENS
TA	9	Redmond American Linden	Tilia americana 'Redmond'	2" Cal.	B&B	MATCHED SPECIMENS
UP	6	Lacebark Elm	Ulmus parvifolia	2" Cal.	B&B	MATCHED SPECIMENS
EVERGREEN TREES						
AC	4	White Fir	Abies concolor	6` Ht.	B&B	FULL FORM TO GROUND
ORNAMENTAL TREES						
AB	3	Trident Maple	Acer buergerianum	1.5" Cal.	B&B	MATCHED SPECIMENS
CA3	3	American Hornbeam	Carpinus caroliniana	1.5" Cal.	B&B	MATCHED SPECIMENS
CL	3	Eastern Redbud Single Stem	Cercis canadensis	1.5" Cal.	B&B	MATCHED SPECIMENS
CR	3	Chinese Fringe Tree	Chionanthus retusus	1.5" Cal.	B&B	MATCHED SPECIMENS
CC	7	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	1.5" Cal.	B&B	MATCHED SPECIMENS
OV	6	American Hophornbeam	Ostrya virginiana	1.5" Cal.	B&B	MATCHED SPECIMENS
PV2	6	Vanessa Persian Parrotia	Parrotia persica 'Vanessa'	1.5" Cal.	B&B	MATCHED SPECIMENS
SHRUBS						
AM	73	Viking Black Chokeberry	Aronia melanocarpa 'Viking'	5 gal.	CONT	FULL FORM - MATCHED
CA2	79	Hummingbird Summersweet	Clethra alnifolia 'Hummingbird'	5 gal.	CONT	FULL FORM - MATCHED
CS	9	Cardinal Red Twig Dogwood	Cornus sericea 'Cardinal'	5 gal.	CONT	FULL FORM - MATCHED
CF2	9	Yellow Twig Dogwood	Cornus sericea 'Flaviramea'	5 gal.	CONT	FULL FORM - MATCHED
HO	15	Snow Queen Oakleaf Hydrangea	Hydrangea quercifolia 'Snow Queen'	5 gal.	CONT	FULL FORM - MATCHED
IV	54	Red Sprite Winterberry	Ilex verticillata 'Red Sprite'	5 gal.	CONT	FULL FORM - MATCHED
IM	72	Merlot Sweetspire	Itea virginica 'Merlot'	3 gal.	CONT	FULL FORM - MATCHED
PO	64	Little Devil™ Dwarf Ninebark	Physocarpus opulifolius 'Little Devil'	5 gal.	CONT	FULL FORM - MATCHED
RA2	76	Alpine Currant	Ribes alpinum	5 gal.	CONT	FULL FORM - MATCHED
TH	21	Hicks Anglo-Japanese Yew	Taxus x media 'Hicksii'	5 gal.	CONT	FULL FORM - MATCHED
GRASSES						
AB2	15	Blackhawks Big Bluestem	Andropogon gerardii 'Blackhawks'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
CK	27	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
PN	21	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
SB2	54	Blaze Little Bluestem	Schizachyrium scoparium 'Blaze'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
SI	12	Indian Steel Indian Grass	Sorghastrum nutans 'Indian Steel'	1 gal.	CONT	FULLY ROOTED IN CONTAINER
SH	12	Prairie Dropseed	Sporobolus heterolepis	1 gal.	CONT	FULLY ROOTED IN CONTAINER
GROUNDCOVERS						
JB	279	Blue Rug Juniper	Juniperus horizontalis 'Blue Rug'	1 gal.	CONT	FULLY ROOTED IN CONTAINER



LANDSCAPE PLAN - EAST

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 700.

BY: DOUGLAS M. ROONEY LICENSE RENEWAL DATE: JUNE 30, 2026

SIGNED: _____ DATE: _____

STATE OF IOWA Douglas M. Rooney LANDSCAPE ARCHITECT 700 PROFESSIONAL LANDSCAPE ARCHITECT

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD

DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY: LCR

REVISION DATE:

1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

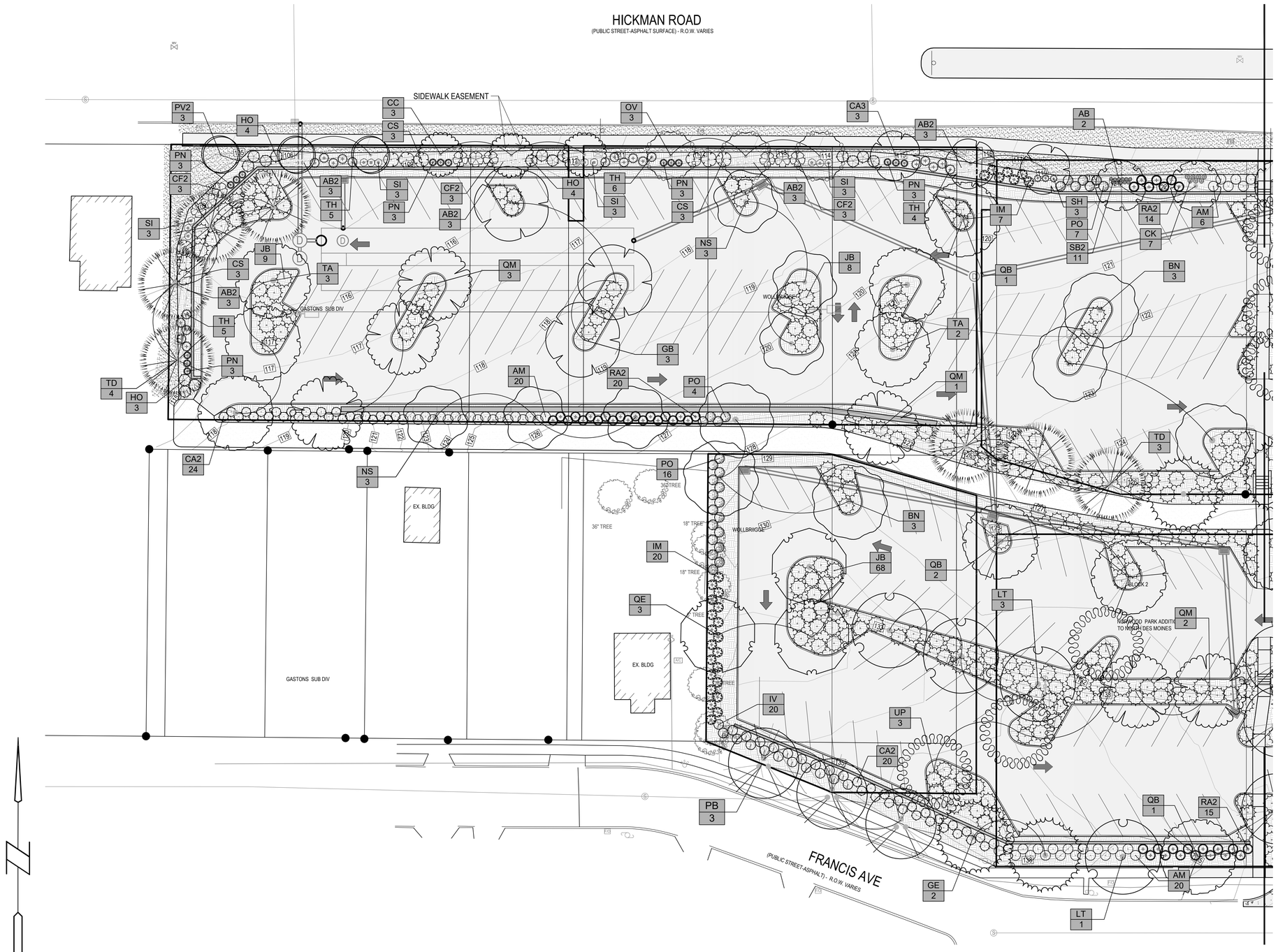
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SHEET NAME: LANDSCAPE PLAN EAST

SHEET NUMBER: C5.1

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PRELIMINARY- NOT FOR CONSTRUCTION



LANDSCAPE PLAN - WEST

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
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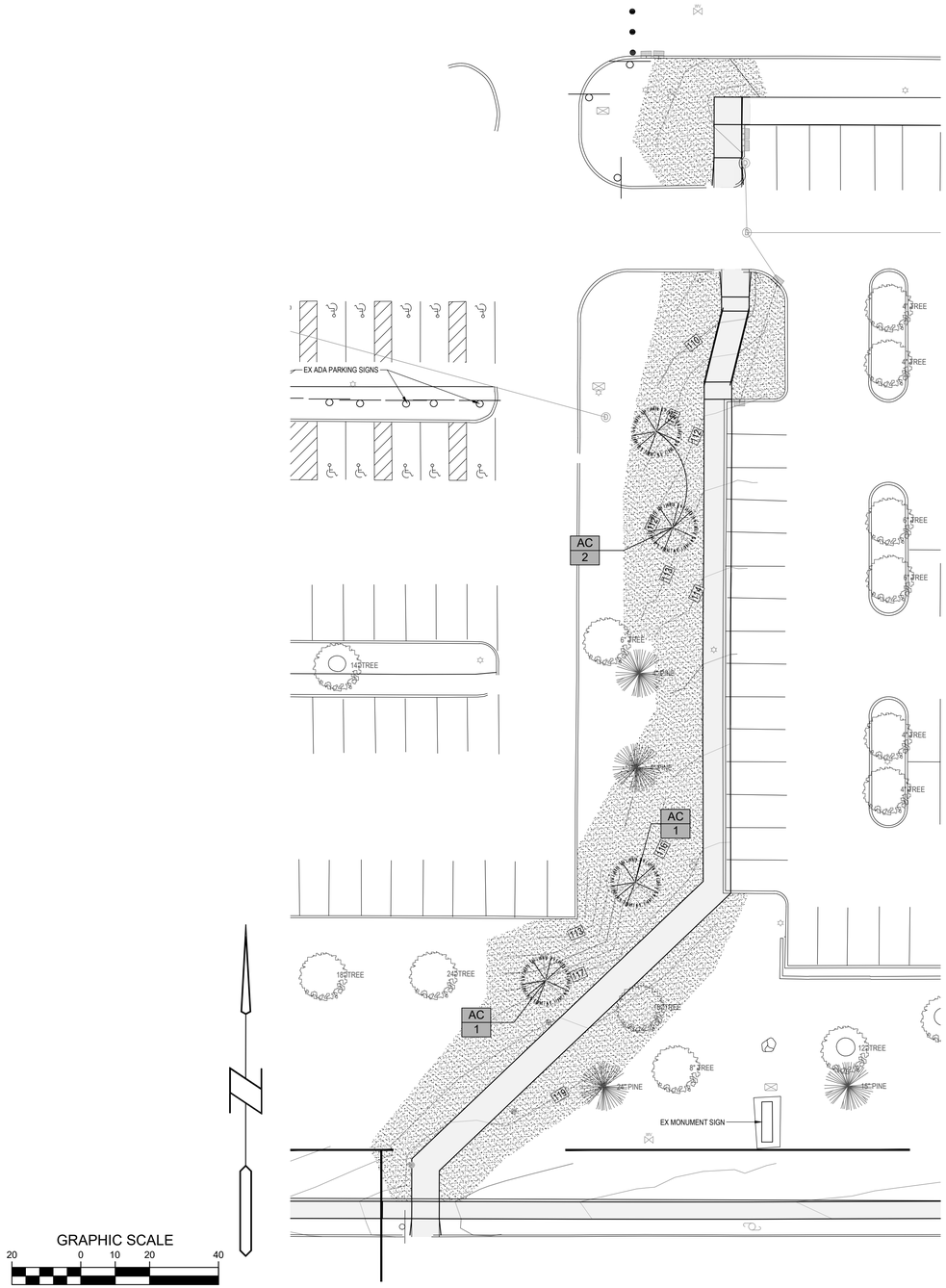
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240308-1

SHEET NAME:
LANDSCAPE PLAN WEST

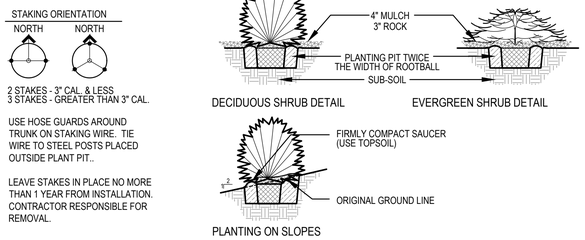
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PRELIMINARY- NOT FOR CONSTRUCTION



NORTH OF HICKMAN CONNECTOR WALK



2 STAKES - 3" CAL. & LESS
3 STAKES - GREATER THAN 3" CAL.

USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. TIE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT..

LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.

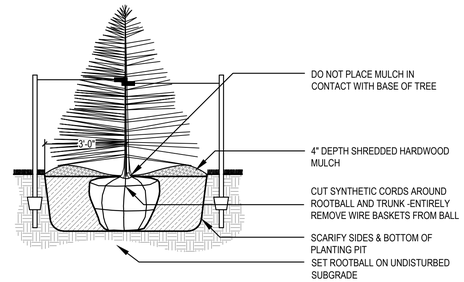
DECIDUOUS SHRUB DETAIL

EVERGREEN SHRUB DETAIL

PLANTING ON SLOPES

3 C-5.2 SHRUB PLANTING (TYP)

SCALE: NOT TO SCALE



2 C-5.2 EVERGREEN TREE PLANTING (B&B)

SCALE: NOT TO SCALE

NOTES:

- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 515-283-4950.
- ALL WIRE, TWINE, AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.
- NO STAKING OF STREET TREES IS ALLOWED.

STEP 1 - PEEL BACK ROPE/BURLAP/CAGE AND REMOVE SUFFICIENT SOIL TO EXPOSE ROOT FLARE.

STEP 2 - MEASURE FROM ROOT FLARE TO BOTTOM OF ROOT BALL.

STEP 3 - DIG HOLE TO DEPTH WHERE TOPMOST ROOTS ARE BURIED 1-2 INCHES AND THE ROOT FLARE SITS SLIGHTLY ABOVE GROUND LEVEL. DIG A HOLE 2-3 TIMES WIDER THAN THE DIAMETER OF THE ROOT BALL WITH SLOPING SIDES TO ALLOW FOR PROPER ROOT GROWTH.

STEP 4 - REMOVE LOWER THIRD OF WIRE CAGE.

STEP 5 - SET TREE IN HOLE. SUPPORT WITH SOME SOIL. ENSURE THAT IT'S STRAIGHT, THEN REMOVE ENTIRE WIRE CAGE AND TOP TWO-THIRDS OF BURLAP.

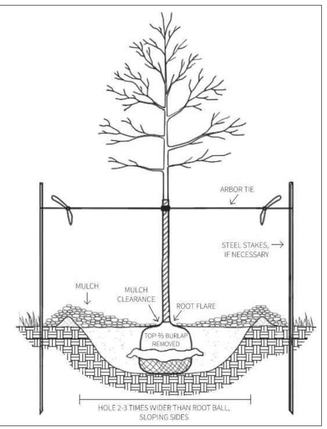
STEP 6 - BACKFILL WITH TWO-THIRDS OF LOOSE NATIVE SOIL (UNLESS IT'S ALL CLAY) AND USE WATER TO SETTLE. DO NOT TAMP OR STEP ON SOIL.

STEP 7 - BACKFILL BALANCE AND WATER AGAIN. EXCESS SOIL MAY BE USED TO CREATE A BERM/SAUCER OUTSIDE OF ROOT BALL.

STEP 8 - ADD 2-4 INCHES OF WOOD MULCH, LEAVING A 1- TO 2-INCH CLEARANCE BETWEEN THE MULCH AND THE TRUNK.

STEP 9 - WATER A FINAL TIME.

STEP 10 - IF NECESSARY, PLACE TWO OPPOSING STEEL T-STAKES OUTSIDE THE ROOT BALL WITH ARBOR TIE SECURING TREE. TIES PREFERRED ON LOWER HALF OF TRUNK TO ALLOW MOVEMENT.



1 C-5.2 DECIDUOUS TREE PLANTING (TYP.)

SCALE: NOT TO SCALE

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

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1826 HICKMAN ROAD
DES MOINES, IA 50314

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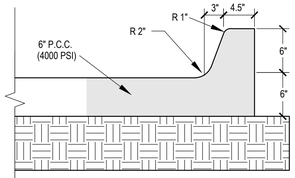
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2ND CITY SUB: 2026-07-27
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ADDENDUM #2: 2026-09-22

PROJECT NUMBER:
240308-1

SHEET NAME:
LANDSCAPE PLAN NORTH AND DETAILS

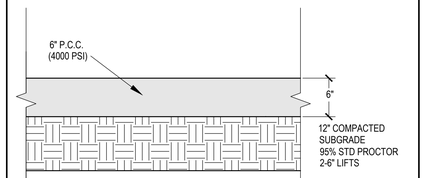
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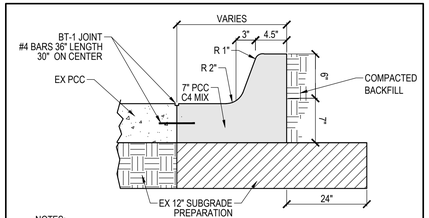
1 C6.1 STD. P.C.C. PAVING & CURB DETAIL

NOT TO SCALE



2 C6.1 STD. P.C.C. PAVING DETAIL

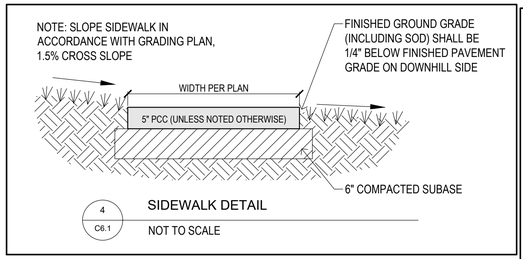
NOT TO SCALE



NOTES:
1. SLOPE GUTTER IN ACCORDANCE WITH GRADING PLAN.
2. INSTALL CURB & GUTTER INTERGRAL WITH PAVING.
3. PCC PAVEMENT SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.

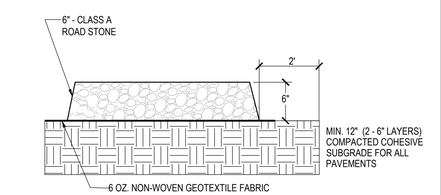
3 C6.1 CURB & GUTTER SECTION

NOT TO SCALE



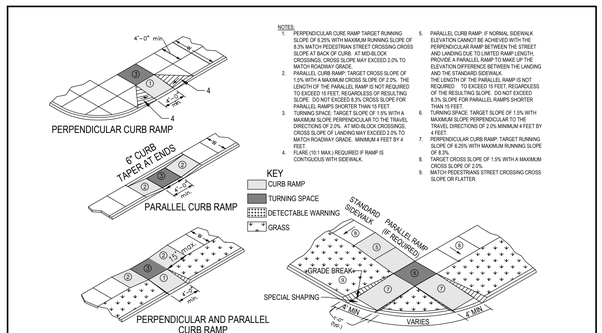
4 C6.1 SIDEWALK DETAIL

NOT TO SCALE



5 C6.1 GRAVEL SECTION

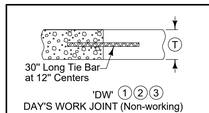
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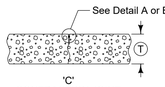


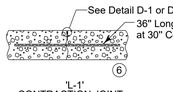
NOTES:
1. PERPENDICULAR CURB RAMP TARGET RUNNING SLOPE OF 8.25% WITH MAXIMUM RUNNING SLOPE OF 8.3% MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.
2. PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF RESULTING SLOPE. DO NOT EXCEED 8.3% CROSS SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
3. TURNING SPACE: TARGET SLOPE OF 1.5% WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.
4. FLARE (10:1 MAX.) REQUIRED IF RAMP IS CONTIGUOUS WITH SIDEWALK.
5. PARALLEL CURB RAMP: IF NORMAL SIDEWALK ELEVATION CANNOT BE ACHIEVED WITH THE PERPENDICULAR RAMP BETWEEN THE STREET CROSSING AND OUTSIDE LIMITED RAMP LENGTH, INCLUDE A FLAT LANDING AT THE RAMP. IF THE ELEVATION DIFFERENCE BETWEEN THE LANDING AND THE STANDARD SIDEWALK
THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF THE RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
6. TURNING SPACE: TARGET SLOPE OF 1.5% WITH MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0% MINIMUM 4 FEET BY 4 FEET.
7. PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 8.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%.
8. TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%.
9. MATCH PEDESTRIANS STREET CROSSING CROSS SLOPE ON FLATTEN.

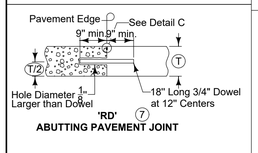
6 C6.1 ADA RAMP DETAILS

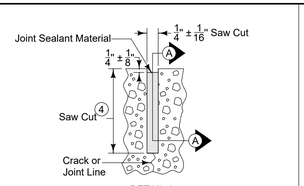
SCALE NONE





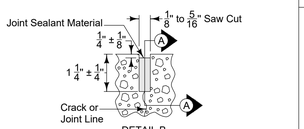






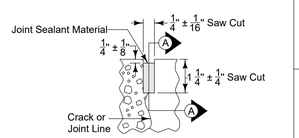
DETAIL A

(Saw cut formed by conventional concrete sawing equipment.)

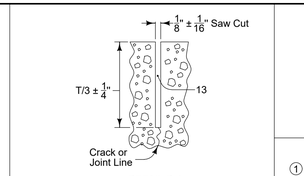


DETAIL B

(Saw cut formed by approved early concrete sawing equipment.)

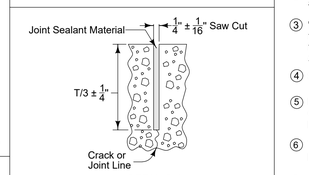


DETAIL C



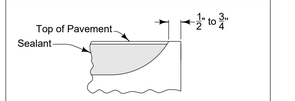
DETAIL D-1

(Required when the Department of Transportation is the Contracting Authority, or when specified in the contract documents.)



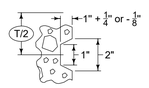
DETAIL D-2

(Required when the Department of Transportation is not the Contracting Authority, or when specified in the contract documents)



SECTION A-A

(Detail at Edge of Pavement)

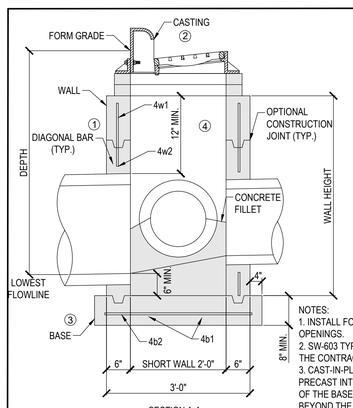


DETAIL E

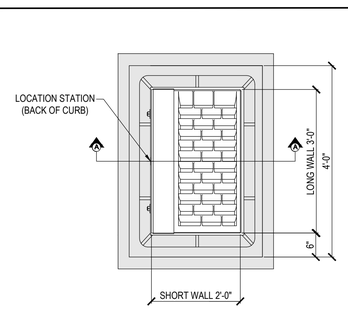
1. Locate 'DW' joint at a mid-panel location between future 'C' or 'CD' joints. Place no closer than 5 feet to a 'C' or 'CD' joint.
2. Place bars within the limits shown under dowel assemblies.
3. 'RT' joint may be used in lieu of 'DW' joint at the end of the days work. Remove any pavement damaged due to the drilling at no additional cost to the Contracting Authority.
4. Saw 'C' joint to a depth of T/3.
5. Bar supports may be necessary for fixed form paving to ensure the bar remains in a horizontal position in the plastic concrete.
6. The following joints are interchangeable, subject to the pouring sequence:
   'BT-1' and 'L-1'
7. Edge with 1/4 inch tool for length of joint indicated if formed; edging not required when cut with diamond blade saw. Remove header block and board when second slab is placed.

7 C6.1 JOINTING DETAILS

SCALE NONE



SECTION A-A



PLAN

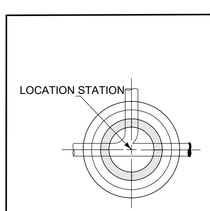
NOTES:
1. INSTALL FOUR #4 DIAGONAL BARS AT ALL PIPE OPENINGS.
2. SW-603 TYPE R UNLESS TYPE Q IS SPECIFIED IN THE CONTRACT DOCUMENTS.
3. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH WALLS, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE WALLS.
4. 12 INCH MINIMUM WALL HEIGHT ABOVE ALL PIPES.

MAXIMUM PIPE DIAMETERS		
Pipe Location	Precast Structure	Cast-in-place Structure
Short Wall	15"	18"
Long Wall	24"	30"

REINFORCING BAR LIST						
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	——	Wall Height minus 4"	14	12"
4w2	4	Long Walls	——	3'-8"	Varies	12"
4w3	4	Short Walls	——	2'-8"	Varies	12"
4b1	4	Base	——	4'-2"	4	10"
4b2	4	Base	——	3'-2"	5	10"

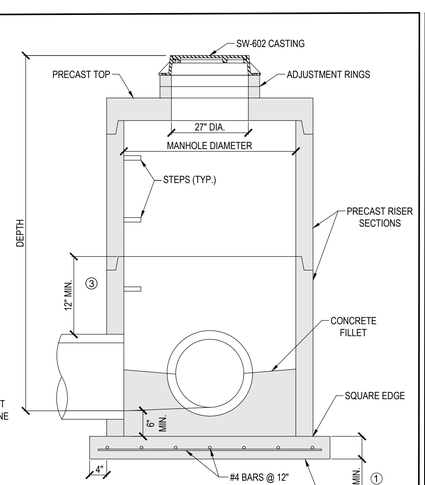
8 C6.1 SW-501 SINGLE GRATE INTAKE DETAIL

NOT TO SCALE



PLAN

Manhole Diameter (inches)	Maximum Pipe Diameter (inches) for 2 Pipes 2	
	At 180° Separation	At 90° Separation
48	24	18
60	36	24
72	42	30
84	48	36
96	60	42

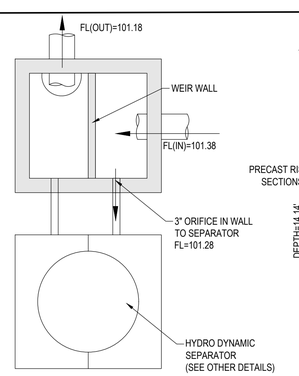


TYPICAL SECTION

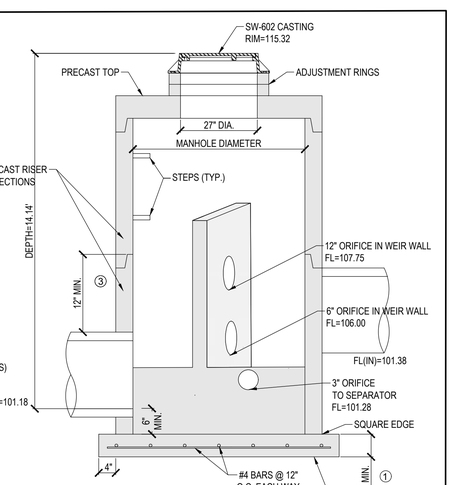
9 C6.1 SW-401 CIRCULAR STORM SEWER MANHOLE DETAIL

NOT TO SCALE

NOTES:
1. CAST-IN-PLACE BASE SHOWN. IF BASE IS PRECAST INTEGRAL WITH BOTTOM RISER, THE FOOTPRINT OF THE BASE IS NOT REQUIRED TO EXTEND BEYOND THE OUTER EDGE OF THE RISER.
2. FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES OF CONCRETE BETWEEN VERTICAL EDGES OF PIPE OPENINGS.
3. 12 INCH MINIMUM RISER HEIGHT ABOVE ALL PIPE OPENINGS.



PLAN VIEW



TYPICAL SECTION

10 C6.1 UNDERGROUND DETENTION OUTLET STRUCTURE DETAIL

NOT TO SCALE

PRELIMINARY- NOT FOR CONSTRUCTION

9/22/2026 1:29:08 PM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\C6 DETAILS.DWG

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

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DES MOINES, IA 50314

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PROJECT NUMBER: 240308-1

SHEET NAME: SITE DETAILS SHEET

SHEET NUMBER: C6.1

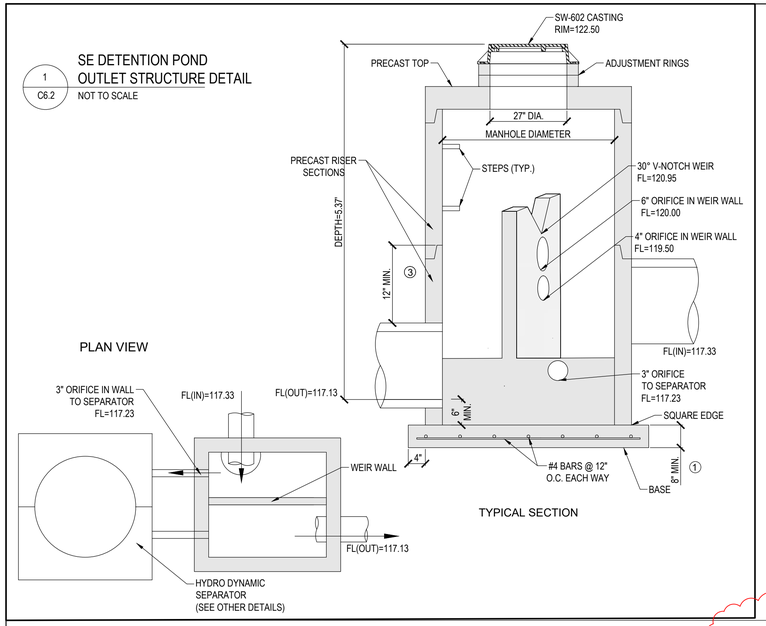
PRELIMINARY- NOT FOR CONSTRUCTION

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1 C6.2

SE DETENTION POND OUTLET STRUCTURE DETAIL

NOT TO SCALE



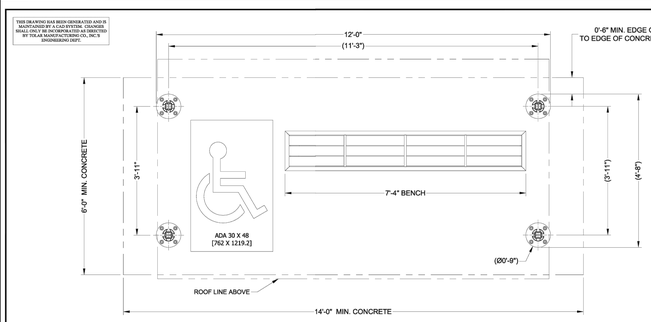
ADD 01

2 C6.2

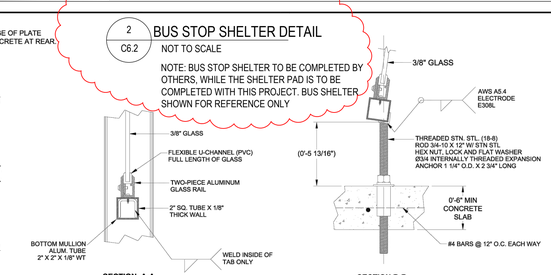
BUS STOP SHELTER DETAIL

NOT TO SCALE

NOTE: BUS STOP SHELTER TO BE COMPLETED BY OTHERS, WHILE THE SHELTER PAD IS TO BE COMPLETED WITH THIS PROJECT. BUS SHELTER SHOWN FOR REFERENCE ONLY

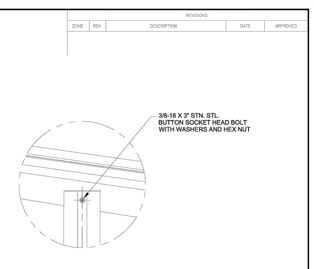


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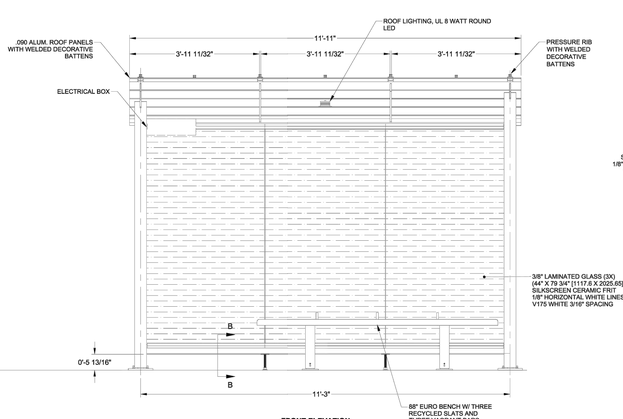


SECTION A-A
END GLASS RETENTION DETAIL

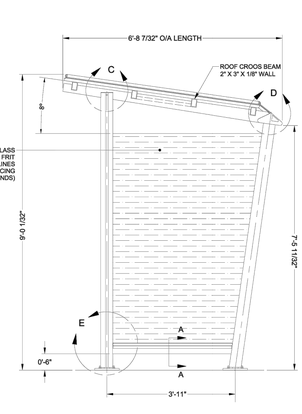
SECTION B-B
REAR GLASS SUPPORT DETAIL



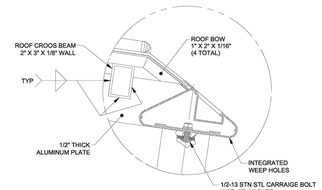
DETAIL C
FRONT POST CONNECTION DETAIL



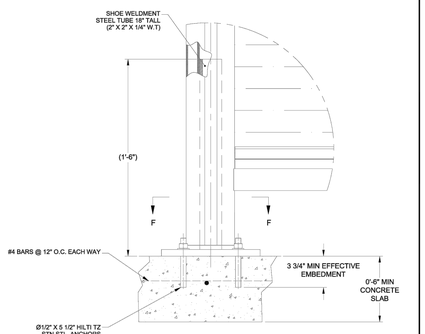
FRONT ELEVATION



SIDE VIEW - END WALL SIDE



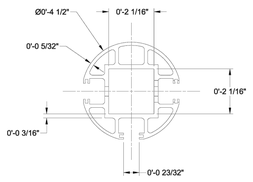
DETAIL D
REAR POST CONNECTION DETAIL



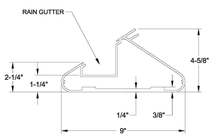
DETAIL E
FRONT POST SHOE CONNECTION DETAIL

GENERAL NOTES:

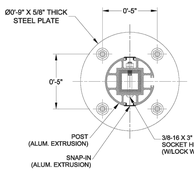
1. ALL STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL BE ASTM A-36, MINIMUM YIELD STRENGTH 36,000 PSI.
2. ALL STRUCTURAL ALUMINUM MEMBERS, UNLESS OTHERWISE NOTED, SHALL BE OF ALLOY 6063-T5 OR GREATER.
3. ALL HOLES TO BE DRILLED OR PUNCHED.
4. STEEL WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 1-10. ELECTRODES SHALL CONFORM TO AWS 5.1, CLASS E70S-5.
5. ALUMINUM WELDING SHALL CONFORM TO AMERICAN WELDING SOCIETY STANDARD D1. 2-08. ELECTRODES SHALL CONFORM TO AWS/SFA 5.10 CLASS ER4043.
6. ALL WELDING TO BE DONE AT TOLAR MANUFACTURING COMPANY, INC. FACILITY.
7. ALL CORPORATE PROCEDURES, INCLUDING FABRICATION, MUST BE IN COMPLIANCE WITH TOLAR MANUFACTURING CO. INC'S QUALITY CONTROL MANUAL.
8. THE CONCRETE PAD SIZES SHOWN DO NOT INCLUDE ADA CLEAR PATH REQUIREMENTS.



DETAIL POST EXTRUSION
SCALE 1 / 2



DETAIL BEAM EXTRUSION
SCALE 1 / 2



SECTION F-F

PROFESSIONAL ENGINEER GARY LAMAR HOSTETLER PE21864 IOWA

ZONE	REV	DESCRIPTION	DATE	APPROVED

REVISIONS

TOLAR Tolar Manufacturing Company, Inc. 208 Mariah Circle, Corona, CA 92879

DESCRIPTION: 12' NON AD ORION SHELTER

DESTINATION/VENDOR: DES MOINES, IA

SIZE	REV.	DWG. NO.	REV
D		42764-00	-

SCALE: 1/16 DATE: 10/12/2021 DRAWN BY: RYANS

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPRIETARY PROPERTY OF TOLAR MANUFACTURING CO., INC. AND SHALL NOT BE REPRODUCED IN ANY MANNER, OR DISCLOSED TO OTHERS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF TOLAR MANUFACTURING CO., INC.

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

PROJECT NUMBER:
240308-1

SHEET NAME:
SITE DETAILS SHEET

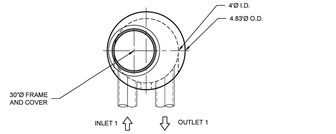
SHEET NUMBER:
C6.2

PRELIMINARY- NOT FOR CONSTRUCTION

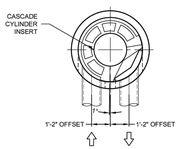
9/22/2026 1:29:42 PM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\C6 DETAILS.DWG

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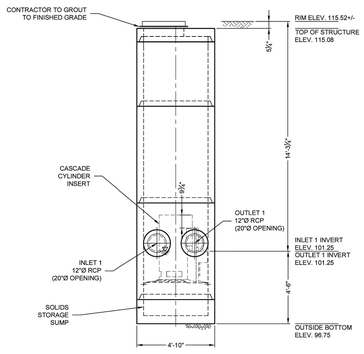
1 C6.3 UNDERGROUND DETENTION SEPARATOR DETAIL
NOT TO SCALE



PLAN VIEW
INTERNALS NOT SHOWN



PLAN VIEW FOR PIPE ORIENTATION
TOP SLAB NOT SHOWN



ELEVATION VIEW

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
1	CS-4 CYLINDER INSERT, STD.	CONTECH
4	CS-4 ALUMINUM INSTALLATION BRACKETS	CONTECH
1	CS-4 HARDWARE KIT	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #41600483, OR EQUIV.	CONTRACTOR

SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.32 CFS
PEAK FLOW RATE	PER EOR
RETURN PERIOD OF PEAK FLOW	PER EOR

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 5500 LBS.
OF 5 PIECES

MAXIMUM FOOTPRINT = 4.83'Ø

CONTECH **PROPOSAL** DRAWING

RNK-MN
LAYOUT 1A

BY	REVISION DESCRIPTION	DATE	MARK

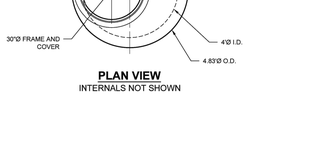
CS-4 - 906630-10
BROADLAWNS PARKING LOT EXPANSION
DES MOINES, IA
SITE DESIGNATION: STR #1A

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069

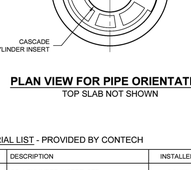
CASCADE SEPARATOR

DATE:	7/23/26
DESIGNED: CJG	DRAWN: CJG
CHECKED: LJK	APPROVED: LJK
PROJECT No.: 906630	SEQUENCE No.: 10
SHEET: 1	OF 1

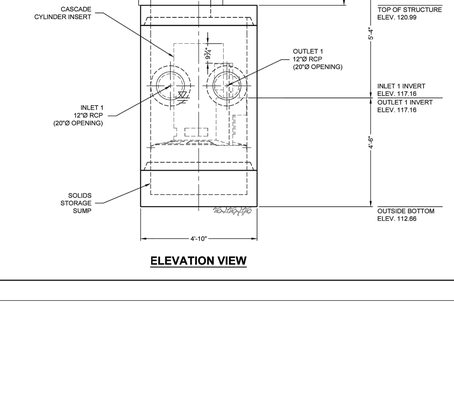
2 C6.3 SE DETENION BASIN SEPARATOR DETAIL
NOT TO SCALE



PLAN VIEW
INTERNALS NOT SHOWN



PLAN VIEW FOR PIPE ORIENTATION
TOP SLAB NOT SHOWN



ELEVATION VIEW

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
1	CS-4 CYLINDER INSERT, STD.	CONTECH
4	CS-4 ALUMINUM INSTALLATION BRACKETS	CONTECH
1	CS-4 HARDWARE KIT	CONTECH
1	SEALANT FOR JOINTS	CONTRACTOR
1	30"Ø X 4" FRAME AND COVER, EJ #41600483, OR EQUIV.	CONTRACTOR

SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.22 CFS
PEAK FLOW RATE	PER EOR
RETURN PERIOD OF PEAK FLOW	PER EOR

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.ContechES.com
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
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E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

STRUCTURE WEIGHT
APPROXIMATE HEAVIEST PICK = 5500 LBS.
OF 3 PIECES

MAXIMUM FOOTPRINT = 4.83'Ø

CONTECH **PROPOSAL** DRAWING

RNK-MN
LAYOUT 1A

BY	REVISION DESCRIPTION	DATE	MARK

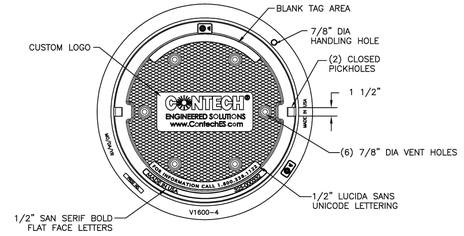
CS-4 - 906630-15
BROADLAWNS PARKING LOT EXPANSION
DES MOINES, IA
SITE DESIGNATION: STR #9B

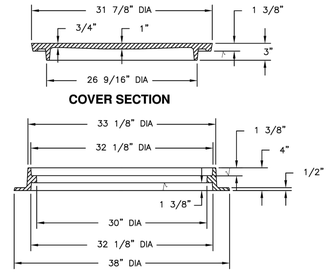
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
800.338.1122 513.645.7000 513.645.7993 FAX
9025 Centre Pointe Drive, Suite 400, West Chester, OH 45069

CASCADE SEPARATOR

DATE:	7/23/26
DESIGNED: CJG	DRAWN: CJG
CHECKED: LJK	APPROVED: LJK
PROJECT No.: 906630	SEQUENCE No.: 15
SHEET: 1	OF 1

1810B4 V1600-4 Assembly





ej

Product Number
41600483
Design Features
-Materials
Cover
Gray Iron (CL35B)
Frame
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Undipped
- √ Designates Machined Surface

Certification
-
- ASTM A48
-
-Country of Origin:USA

Major Components
00180783
41600410

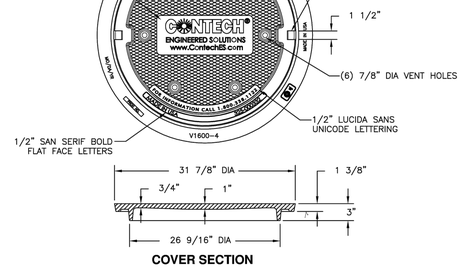
Drawing Revision
05/09/2007 Designer: SMH
6/26/2017 Revised By: DAE

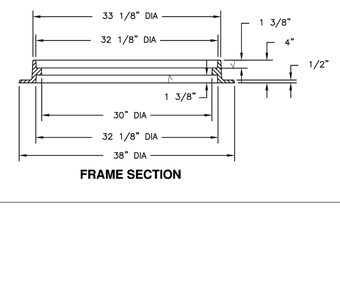
Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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Contact
800 626 4653
ejco.com

1810B4 V1600-4 Assembly





ej

Product Number
41600483
Design Features
-Materials
Cover
Gray Iron (CL35B)
Frame
Gray Iron (CL35B)

-Design Load
Heavy Duty
-Open Area
n/a
-Coating
Undipped
- √ Designates Machined Surface

Certification
-
- ASTM A48
-
-Country of Origin:USA

Major Components
00180783
41600410

Drawing Revision
05/09/2007 Designer: SMH
6/26/2017 Revised By: DAE

Disclaimer
Weights (lbs./kg) dimensions (inches/mm) and drawings provided for your guidance. We reserve the right to modify specifications without prior notice.

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Contact
800 626 4653
ejco.com

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
BROADLAWNS PARKING LOT EXPANSION
1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

PROJECT NUMBER:
240308-1

SHEET NAME:
SITE DETAILS SHEET

SHEET NUMBER:
C6.3

PRELIMINARY- NOT FOR CONSTRUCTION

9/22/2026 1:33:33 PM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\C6 DETAILS.DWG

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 255 LF

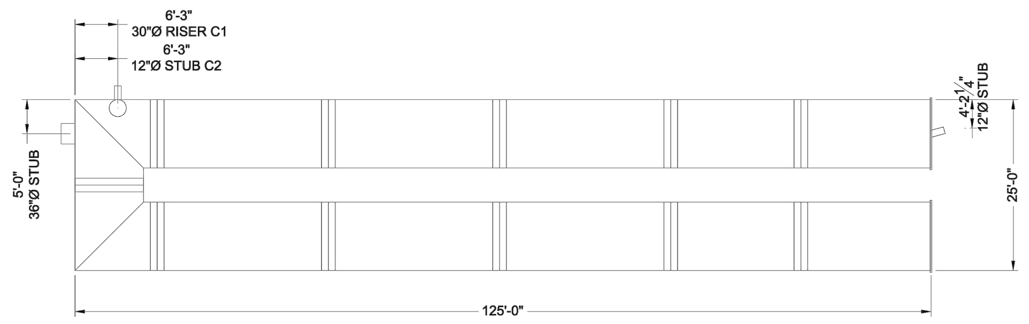
STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = N/A
- PIPE STORAGE VOLUME = 20,028 CF
- BACKFILL STORAGE VOLUME = 0 CF
- TOTAL STORAGE PROVIDED = 20,028 CF

PIPE DETAILS
- DIAMETER = 120"
- CORRUGATION = 5x1
- GAGE = 12
- COATING = ALT2
- WALL TYPE = SOLID
- BARREL SPACING = 60"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"

1 / C6.4 UNDERGROUND DETENTION DETAIL

NOT TO SCALE



ASSEMBLY
SCALE: 1" = 20'

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN, QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

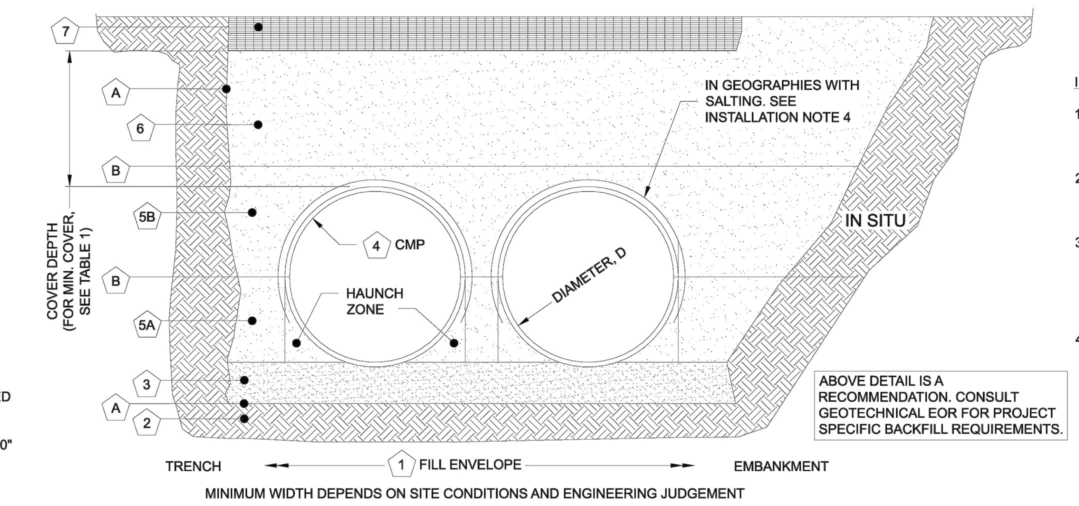
DYO630325 Broadlawns Parking Lot Expansion
Underground Detention System 7/24/26
Des Moines, IA
DETENTION SYSTEM

PROJECT No.: 96575	SEQ. No.: 630325	DATE: 7/24/2026
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6"-10"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT
- ULTRAFLO ALSO AVAILABLE FOR SIZES 18" - 120" WITH 3/4"x 3/4"x 7 1/2" CORRUGATION



INSTALLATION NOTES

1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. BACKFILL USING CONTROLLED LOW-STRENGTH MATERIAL (CLSM, "FLASH FILL" OR "FLOWABLE FILL") MAY BE USED WHEN THE SPACING BETWEEN THE PIPES WILL NOT ALLOW FOR PLACEMENT AND ADEQUATE COMPACTION OF THE BACKFILL. CONTACT CONTECH FOR FURTHER EVALUATION.
4. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: SOLID STANDARD

CMP DETENTION AND CMP DRAINAGE STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** OR PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** (APPROVED REGIONAL EQUIVALENTS INCLUDE CA-7)	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE FOUNDATION SOILS CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4			CORRUGATED METAL PIPE	
5A	CRITICAL BACKFILL	**AASHTO M 145: A-1, A-2, A-3 ***	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A THREE LIFT (24") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WELL GRADED GRANULAR MATERIAL WHICH MAY CONTAIN SMALL AMOUNTS OF SILT OR CLAY AND MAXIMUM PARTICLE SIZE OF 3" (PER AASHTO 26.3.8.1 AND 12.4-1.3).	
5B	BACKFILL	**AASHTO M 145: A-1, A-2, A-3**		
6	COVER MATERIAL	UP TO MIN. COVER - SEE 5A AND 5B ABOVE ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROAD BASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	OPTIONAL SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION.	
B	OPTIONAL GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5A INCLUDE CA-7, CODOT #67, MIDOT 2G, 34G, OR 21AA STONE OR GRAVEL; #8; #57; MIDOT 6A, 2G, 3G, 34G.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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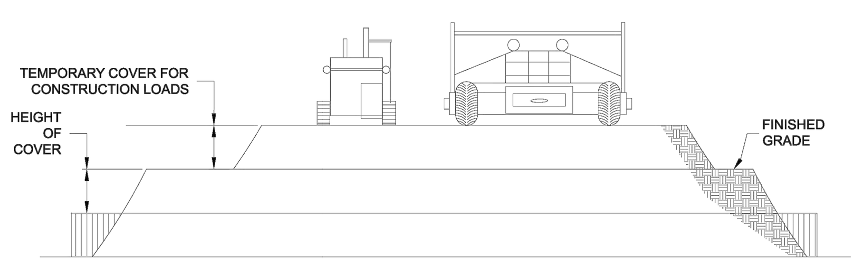
The design and information shown on this drawing is provided as a service to the project owner, engineer and contractor by Contech Engineered Solutions LLC ("Contech"). [...]

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO630325 Broadlawns Parking Lot Expansion
Underground Detention System 7/24/26
Des Moines, IA
DETENTION SYSTEM

PROJECT No.: 96575 SEQ. No.: 630325 DATE: 7/24/2026 DESIGNED: DYO DRAWN: DYO CHECKED: DYO APPROVED: DYO SHEET NO.: 1



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM:

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-274 OR ASTM A-92.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

GALVANIZED: AASHTO M-36 OR ASTM A-760

APPLICABLE POLYMER COATED: AASHTO M-245 OR ASTM A-762

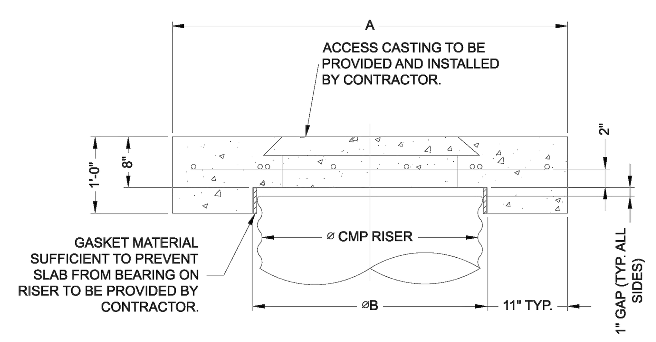
ALUMINUM: AASHTO M-196 OR ASTM B-745
APPLICABLE

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSP'S (NATIONAL CORRUGATED STEEL APPLICABLE PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.
REQUIREMENTS

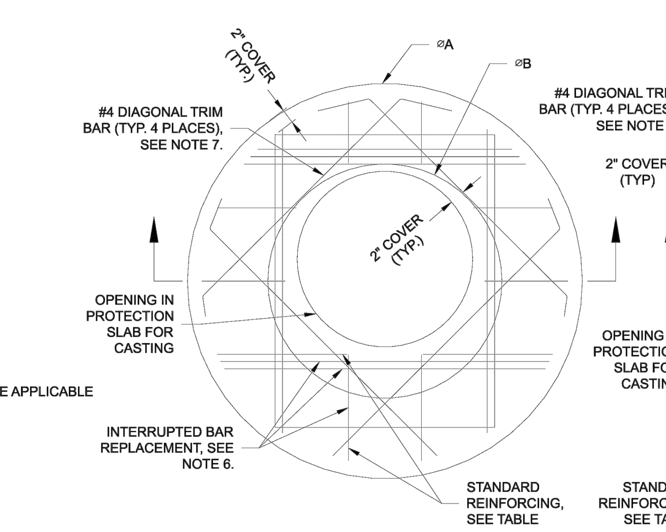
INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM A-798 (FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL) OR ASTM B-788 (FOR ALUMINUM PIPE) AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

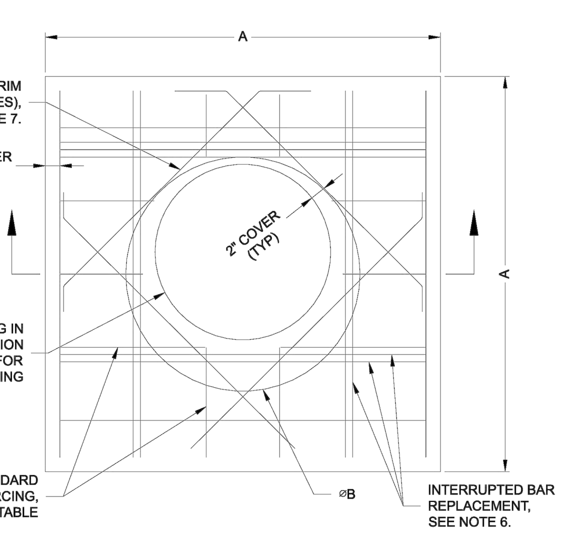
NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.



SECTION VIEW



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

REINFORCING TABLE

⌀ CMP RISER	A	⌀ B	REINFORCING	**BEARING PRESSURE (PSF)
24"	⌀ 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	⌀ 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	⌀ 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	⌀ 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	⌀ 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

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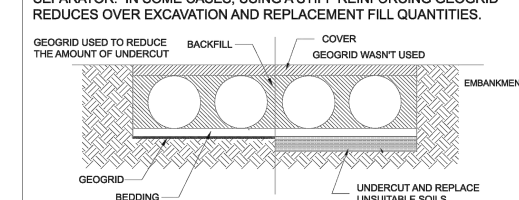
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

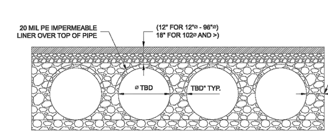
IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

GEOMEMBRANE BARRIER

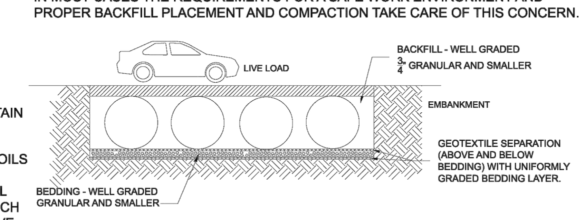
THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.



IN-SITU TRENCH WALL

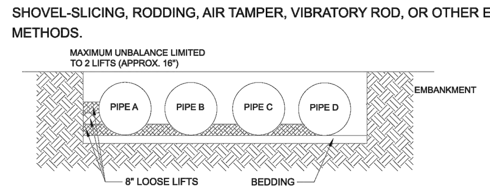
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



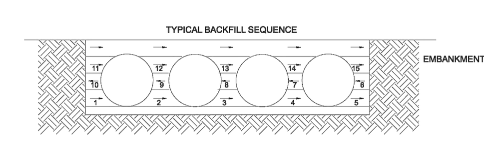
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

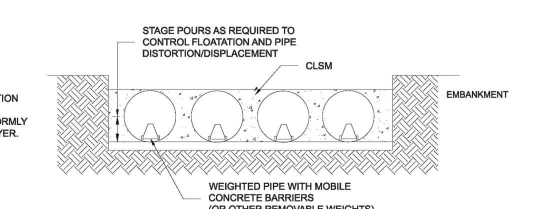


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

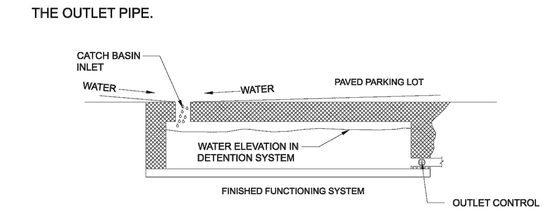


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION; POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTING/DE-ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN
BROADLAWNS PARKING LOT EXPANSION
1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

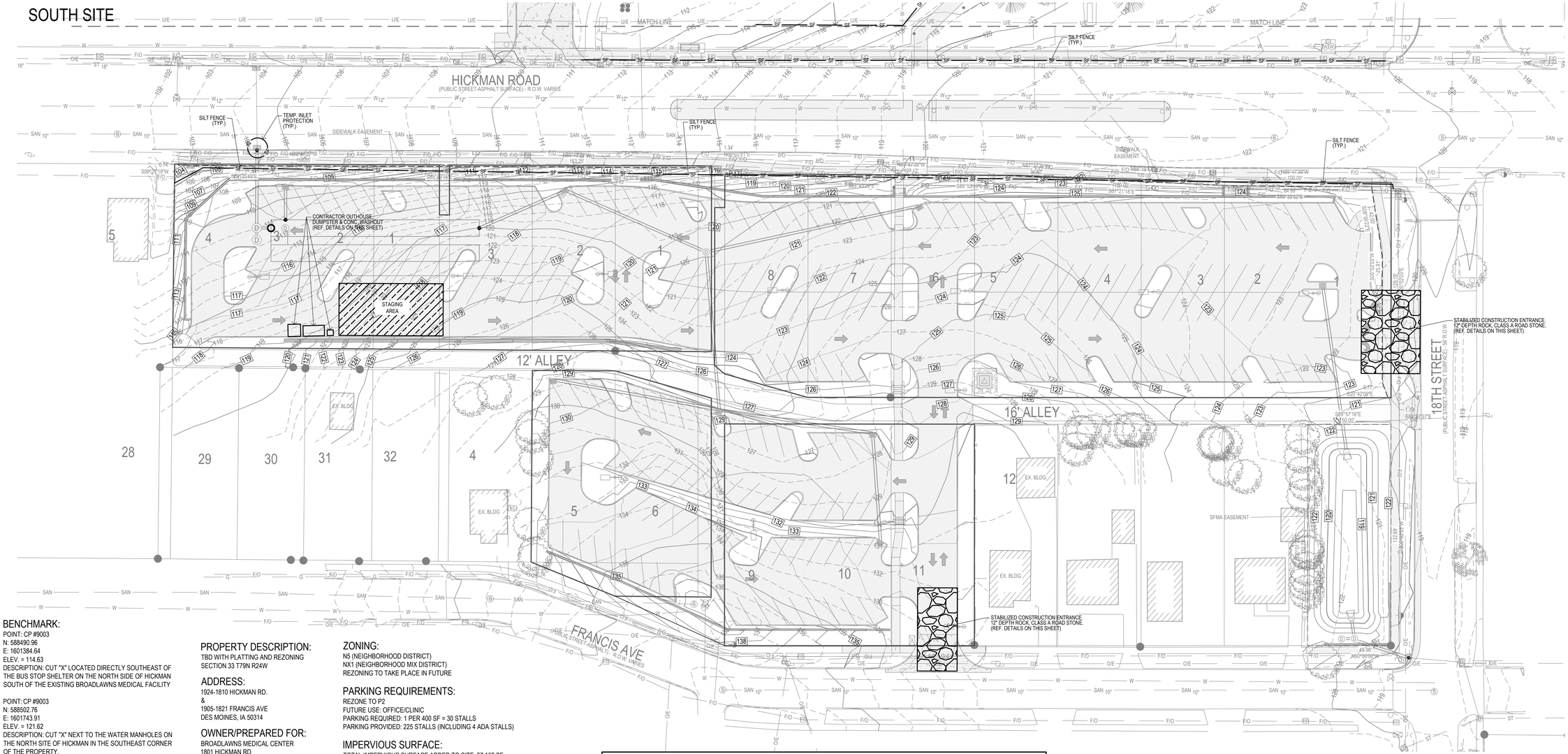
PROJECT NUMBER:
240308-1

SHEET NAME:
SITE DETAILS SHEET

SHEET NUMBER:
C6.4

PRELIMINARY- NOT FOR CONSTRUCTION

SOUTH SITE



BENCHMARK:

POINT: CP #9003
N: 588490.96
E: 1601384.64
ELEV. = 114.63
DESCRIPTION: CUT "X" LOCATED DIRECTLY SOUTHEAST OF THE BUS STOP SHELTER ON THE NORTH SIDE OF HICKMAN SOUTH OF THE EXISTING BROADLAWNS MEDICAL FACILITY

POINT: CP #9003
N: 588502.76
E: 1601743.91
ELEV. = 121.62
DESCRIPTION: CUT "X" NEXT TO THE WATER MANHOLES ON THE NORTH SITE OF HICKMAN IN THE SOUTHEAST CORNER OF THE PROPERTY.

LEGEND:

- SILT FENCE (TYP)
- 120 EXISTING CONTOUR
- 120 PROPOSED CONTOUR
- STABILIZED ENTRANCE AT LEAST 50' LONG-12" DEEP CLASS "A" ROAD STONE ON GEOTEXTILE

GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G
TOP OF WALL ELEVATION	150.50T/W
BOTTOM OF WALL ELEVATION	150.50B/W
EDGE OF WALK ELEVATION	150.50E/W
TOP OF STAIR ELEVATION	150.50T/S
BOTTOM OF STAIR ELEVATION	150.50B/S

NOTE: WALL ELEVATIONS SHOWN ON PLAN ARE FINISHED GROUND GRADES AT THE TOP AND BOTTOM OF THE WALL.

PROPERTY DESCRIPTION:

TBD WITH PLATTING AND REZONING
SECTION 33 T79N R24W

ADDRESS:

1924-1810 HICKMAN RD.
&
1905-1821 FRANCIS AVE
DES MOINES, IA 50314

OWNER/PREPARED FOR:

BROADLAWNS MEDICAL CENTER
1801 HICKMAN RD
DES MOINES, IA 50314

ZONING:

N5 (NEIGHBORHOOD DISTRICT)
NX1 (NEIGHBORHOOD MIX DISTRICT)
REZONING TO TAKE PLACE IN FUTURE

PARKING REQUIREMENTS:

REZONE TO P2
FUTURE USE: OFFICE/CLINIC
PARKING REQUIRED: 1 PER 400 SF = 30 STALLS
PARKING PROVIDED: 225 STALLS (INCLUDING 4 ADA STALLS)

IMPERVIOUS SURFACE:

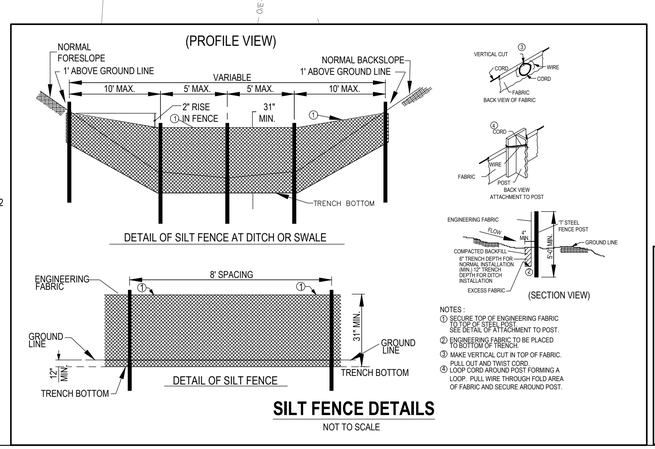
TOTAL IMPERVIOUS SURFACE ADDED TO SITE: 87,152 SF

EROSION CONTROL NOTES:

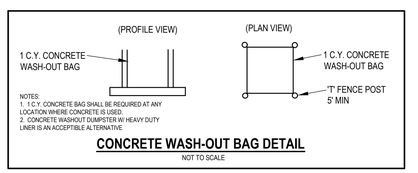
1. SEE SUPPLEMENTAL DETAIL STORM WATER POLLUTION PLAN NARRATIVE FOR ALL EROSION CONTROL MEASURES, ADDITIONAL DETAILS AND NOTE. ADDITIONAL NOTES AND MEASURES IN NARRATIVE SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE ORIGINAL BID.
2. SWPPP PLAN AND NARRATIVE ARE CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH NPDES GENERAL PERMIT NO. 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE THE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO. 2.
3. INSTALL PERIMETER SILT FENCE AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
4. INSTALL INTAKE PROTECTION WITH SILT FENCE IMMEDIATELY AFTER STORM SEWER CONSTRUCTION.
5. INSTALL FINISHED PAVING INLET PROTECTION IMMEDIATELY AFTER PAVING IS COMPLETED AROUND INTAKE.
6. OTHER EROSION CONTROL TYPES MAY NOT BE SUBSTITUTED FOR SILT FENCE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. 2 DURING ALL CONCRETE WORK. CONCRETE WASHOUT SHALL MEET SUDAS SPEC 11050.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY RESTROOM FACILITIES. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL TOPSOIL REQUIREMENTS OF NPDES GENERAL PERMIT NO. 2 ARE MET.
10. THIS PROJECT INCLUDES SAWCUTTING OR CONCRETE GRINDING SO PROTECTION OF STORM SEWERS AND DRAINAGE WAYS WILL NEED TO BE PROVIDED FROM SLURRY FROM THE CONCRETE OPERATIONS TO DISCHARGE OFFSITE. SEE SWPPP SHEET AND NARRATIVE FOR ADDITIONAL DETAILS.
11. CONTRACTOR SHALL PROVIDE APPROPRIATE CONTROLS TO PREVENT DISCHARGES FROM ANY AND ALL DEWATERING ACTIVITIES.
12. SEE LANDSCAPE PLAN FOR FINAL STABILIZATION INCLUDING SEEDING AND SODDING AREAS.
13. PER NPDES GENERAL PERMIT NO. 2, IF CONSTRUCTION ACTIVITY IS NOT PLANNED FOR AT LEAST 14 DAYS, ALL DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY BY TEMPORARY EROSION CONTROL MEASURES.
14. THE FOLLOWING DISCHARGES ARE PROHIBITED: WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OIL, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS, FUEL, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, AND SOAPS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING

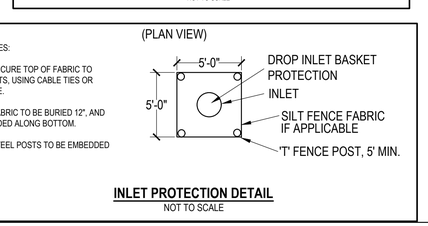
EROSION CONTROL REMOVAL NOTES:

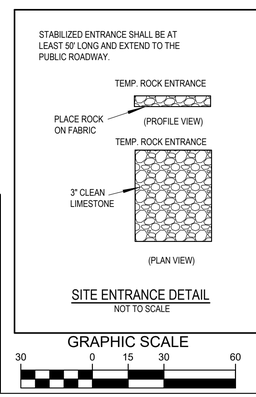
1. AFTER FINAL STABILIZATION HAS OCCURED, AS DEFINED IN NPDES GENERAL PERMIT NO. 2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO: SILT FENCE, INLET PROTECTION, AND TEMPORARY STANDPIPES.



DISTURBED AREA = 3.2 ACRES±







GRAPHIC SCALE
30 0 15 30 60

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY: LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

PROJECT NUMBER: 240308-1

SHEET NAME: EROSION CONTROL PLAN

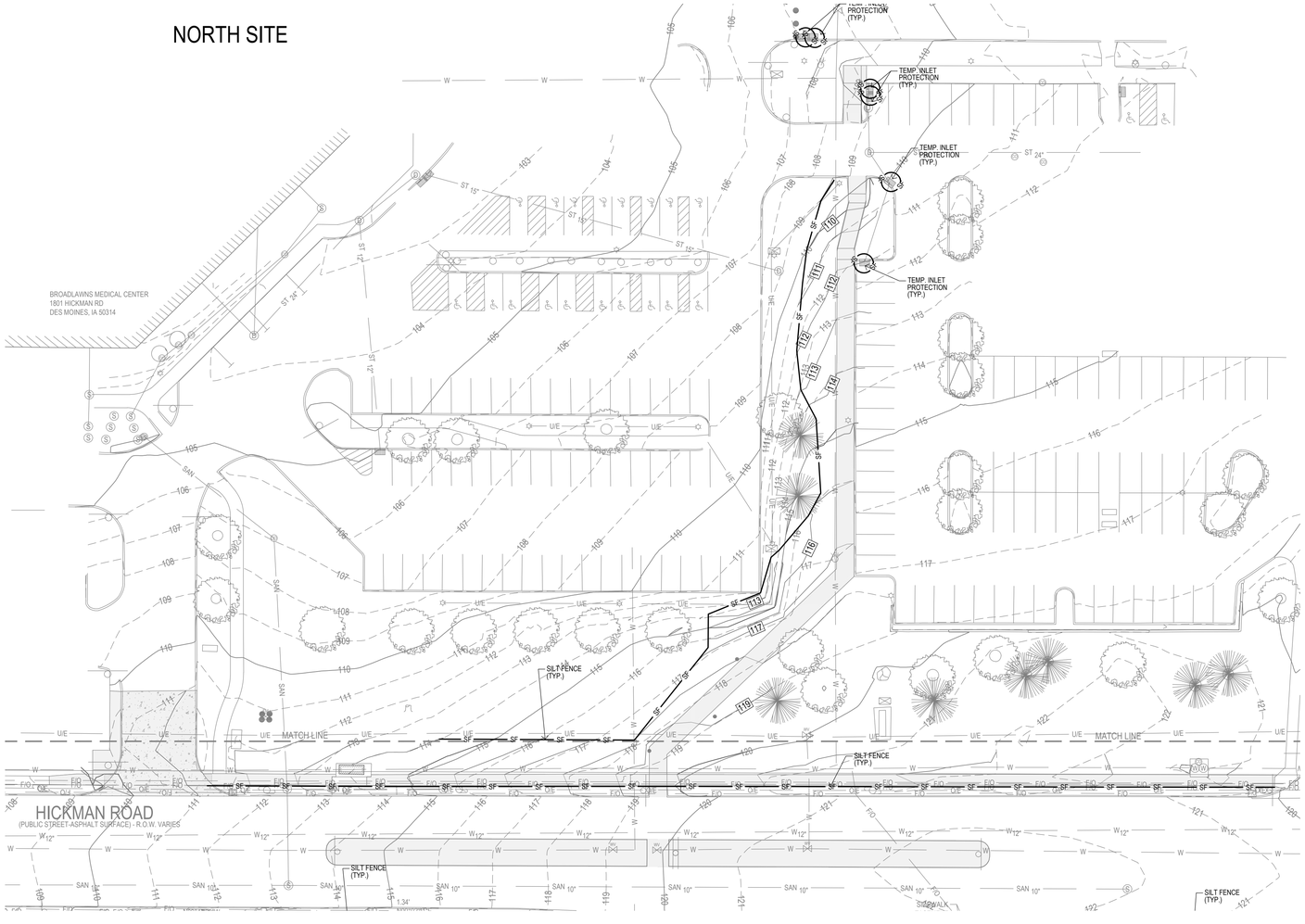
SHEET NUMBER: C7.1

9/22/2026 1:30:44 PM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\C7 SWPPP.DWG

PRELIMINARY- NOT FOR CONSTRUCTION

9/22/2026 1:30:17 PM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\C7 SWPPP.DWG

NORTH SITE



LEGEND:

- SF SF SF — SILT FENCE (TYP)
- 120 — EXISTING CONTOUR
- 120 — PROPOSED CONTOUR
- STABILIZED ENTRANCE AT LEAST 50' LONG-12" DEEP CLASS "A" ROAD STONE ON GEOTEXTILE

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TOP OF STAIR ELEVATION	150.50T/S
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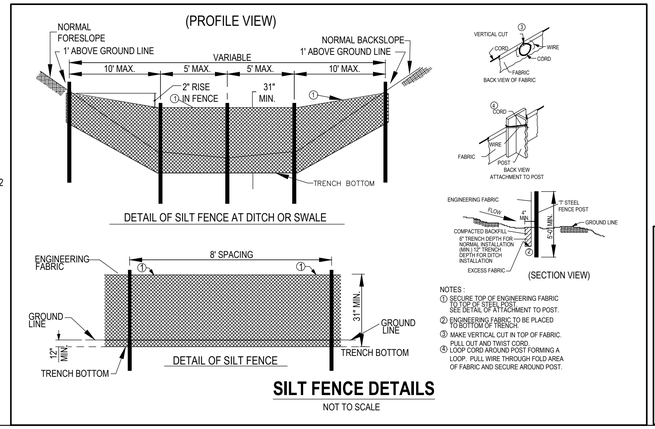
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EROSION CONTROL REMOVAL NOTES:

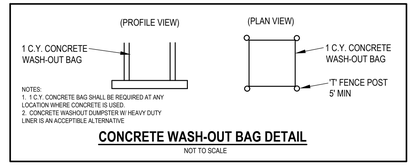
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SILT FENCE DETAILS

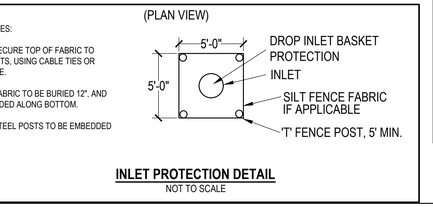
NOT TO SCALE

DISTURBED AREA = 3.2 ACRES±



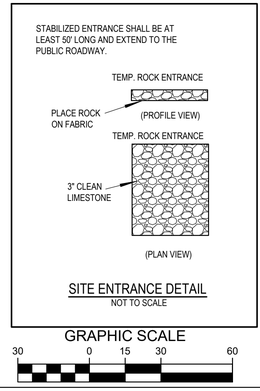
CONCRETE WASH-OUT BAG DETAIL

NOT TO SCALE



INLET PROTECTION DETAIL

NOT TO SCALE



SITE ENTRANCE DETAIL

NOT TO SCALE

GRAPHIC SCALE

30 0 15 30 60

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE PLAN

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY: LCR

REVISION DATE:
1ST CITY SUB: 2026-05-13
2ND CITY SUB: 2026-07-27
90% CD SET: 2026-08-25
100% BID SET: 2026-09-10
ADDENDUM #2: 2026-09-22

PROJECT NUMBER: 240308-1

SHEET NAME: EROSION CONTROL PLAN

SHEET NUMBER: C7.2

PRELIMINARY- NOT FOR CONSTRUCTION

HICKMAN ROAD MEDIAN IMPROVEMENTS
PUBLIC IMPROVEMENT PLANS

SHEET INDEX:

1 COVER SHEET
2 DEMOLITION PLAN
3 LAYOUT PLAN
4 GRADING PLAN
5 DETAILS SHEET

ADDRESS:
1800 BLOCK HICKMAN RD.
DES MOINES, IA 50314

OWNER/PREPARED FOR:
BROADLAWNS MEDICAL CENTER
1801 HICKMAN RD
DES MOINES, IA 50314
CONTACT: DENISE CUNDY
PHONE: 515-805-8940
EMAIL: DCUNDY@BROADLAWNS.ORG

ENGINEER:
BISHOP ENGINEERING
3501 104TH ST
URBDANDALE, IA 50322
CONTACT: DAVID BENTZ
PHONE: 515-276-0467
EMAIL: DBBENTZ@BISHOPENGR.COM

BENCHMARK:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = CITY DATUM
POINT: CP #9003 (SET FROM DSM BM 3858)
N: 588490.96
E: 1601384.64
ELEV. = 114.63
DESCRIPTION: CUT "X" LOCATED DIRECTLY SOUTHEAST OF THE BUS STOP SHELTER ON THE NORTH SIDE OF HICKMAN SOUTH OF THE EXISTING BROADLAWNS MEDICAL FACILITY

POINT: CP #9002 (SET FROM DSM BM 3858)
N: 588502.78
E: 1600986.88
ELEV. = 100.62
DESCRIPTION: CUT "X" LOCATED DIRECTLY WEST OF CP 9003

POINT: CP #5001
N: 588416.08
E: 1600442.65
ELEV. = 85.48
DESCRIPTION: BM 3858, CITY OF DES MOINES BRASS TABLET NE CORNER TRAFFIC SIGNAL BASE

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SUDAS STANDARD SPECIFICATIONS AND ANY AND ALL CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS. THE CITY OF DES MOINES MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
2. IN EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. ANY DAMAGE TO SAID UTILITIES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPROPRIATE SAFETY REGULATIONS.
5. ALL NECESSARY CONSTRUCTION SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES REQUIRED DURING CONSTRUCTION WILL BE FURNISHED BY THE CONTRACTOR. SIGNS, BARRICADES AND OTHER TRAFFIC CONTROL DEVICES MUST BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."
6. A DETAILED TRAFFIC CONTROL PLAN SHALL BE PROVIDED TO THE CITY OF DES MOINES AND BISHOP ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO PLACING TRAFFIC CONTROL DEVICES.
7. BISHOP ENGINEERING SHALL NOT BE LIABLE FOR ANY INJURIES THAT HAPPEN ON SITE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO TRENCH COLLAPSES FROM VARYING SOIL CONDITIONS OR INJURIES CAUSED BY UNDERGROUND UTILITIES INCLUDING UTILITIES THAT ARE NOT SHOWN ON PLAN.
8. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES TO PUBLIC OR PRIVATE PROPERTY CAUSED BY THEIR ACTION OR INACTION IN PROVIDING FOR STORM WATER FLOW DURING CONSTRUCTION. DO NOT RESTRICT FLOWS IN EXISTING DRAINAGE CHANNELS, STORM SEWER, OR FACILITIES.
9. THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER A SCHEDULE FOR PERFORMANCE OF WORK ITEMS. THIS SCHEDULE SHALL BE PROVIDED BY THE CONTRACTOR AT THE PROJECT PRECONSTRUCTION CONFERENCE. NO WORK SHALL BEGIN UNTIL A SCHEDULE HAS BEEN SUBMITTED AND ACCEPTED. THE CONTRACTOR SHALL THEN PERFORM WORK TO CONFORM TO THE ACCEPTED SCHEDULE.
10. LABORATORY TESTS SHALL BE PERFORMED BY THE OWNER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE SAMPLES OF MATERIAL REQUIRED FOR LABORATORY TESTS AND TESTING IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
11. SOIL IMPORT OR EXPORT ON THIS PROJECT SHALL BE CONSIDERED INCIDENTAL AND WILL NOT BE MEASURED OR PAID FOR SEPARATELY.
12. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES NOT SHOWN AS REMOVALS ON THE PLANS.
13. THE CONTRACTOR SHALL OBTAIN ANY AND ALL NECESSARY PERMITS PRIOR TO ANY CONSTRUCTION.
14. GRADING AND EROSION CONTROL SHALL BE DONE IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND IOWA DEPARTMENT OF NATURAL RESOURCES REQUIREMENTS.
15. THE CONTRACTOR SHALL PICK UP ANY DEBRIS SPILLED ONTO THE ADJACENT RIGHT OF WAY OR ABUTTING PROPERTIES AS THE RESULT OF CONSTRUCTION, AT THE END OF EACH WORK DAY.
16. THE CONTRACTOR IS RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED UNTO ADJACENT PROPERTY OR RIGHT OF WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
17. DISPOSE OF ALL EXCESS MATERIALS AND TRASH IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS. PROVIDE WASTE AREAS OR DISPOSAL SITES FOR EXCESS MATERIALS NOT DESIRABLE FOR INCORPORATION INTO THE PROJECT.
18. THE GOVERNING VERSION OF SUDAS IS THE VERSION THAT IS EFFECTIVE THE DATE THAT THE CITY COUNCIL APPROVES THE PRIVATE CONSTRUCTION CONTRACT.
19. THE CONTRACTOR MAY NOT BEGIN WORK UNTIL A PRIVATE CONSTRUCTION CONTRACT HAS BEEN APPROVED BY CITY COUNCIL.
20. THE CONTRACTOR MUST REACH OUT TO CITY ENGINEERING/INSPECTION STAFF (515-208-4177 OR 515-283-4177) AT LEAST 48 HOURS BEFORE COMMENCING WORK.

PAVING NOTES:

1. THE PAVING/ GRADING CONTRACTOR SHALL BACKFILL THE PAVING SLAB AND FINE GRADE THE RIGHT OF WAY AS SOON AFTER THE PAVING AS POSSIBLE. ALL AREAS SHALL BE SEEDED IN ACCORDANCE WITH CITY OF DES MOINES STANDARD SPECIFICATIONS AND THE CURRENT VERSION OF SUDAS.
2. SUBGRADE PREPARATION AND PAVEMENTS WILL BE CONSTRUCTED FOLLOWING RECOMMENDATIONS IN THE SOILS REPORT. APPROVED SOILS ENGINEER MUST SIGN OFF ON SUB BASE PRIOR TO ANY PAVEMENT BEING PLACED.
3. SEE DETAILS FOR ALL PAVEMENT THICKNESS.
4. ALL PEDESTRIAN WALKWAYS THAT UNLOAD INTO A VEHICLES TRAVELED PATH MUST HAVE A.D.A. DETECTABLE WARNING PANEL(S) AS PER A.D.A. REGULATIONS. PANEL TYPE & COLOR SHALL BE PER CITY STANDARD.
5. ALL WALKS, PARKING LOTS, HANDICAP PARKING, RAMPS, ETC. SHALL COMPLY WITH ALL A.D.A. AND CITY CODES. HANDICAP PARKING SIGNAGE IS REQUIRED FOR ALL HANDICAP STALLS AND SHALL BE CONSIDERED INCIDENTAL. IN EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE A.D.A./CITY CODES THE A.D.A./CITY CODES SHALL GOVERN. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING A.D.A. CODES ARE MET.

UTILITY NOTES:

1. THE CONTRACTOR SHALL COORDINATE THE ADJUSTMENT OF ANY AND ALL EXISTING AND PROPOSED UTILITIES TO PROPOSED GRADES. EXISTING UTILITIES SHALL BE RAISED OR LOWERED IN ACCORDANCE WITH THE UTILITY OWNER REQUIREMENTS. ANY NECESSARY ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.

CITY OF DES MOINES GENERAL NOTES:

1. ALL WORK IN THE CITY RIGHT-OF-WAY SHALL BE DONE IN ACCORDANCE WITH SUDAS AND THE CITY OF DES MOINES GENERAL SUPPLEMENTAL SPECIFICATIONS TO SUDAS EFFECTIVE AT THE TIME OF PLAN APPROVAL.
2. A GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF SITE WORK. PER CITY CODE SEC. 42-182, A CERTIFICATE OF COMPLETION WILL BE REQUIRED TO BE COMPLETED BY THE APPLICANT'S ENGINEER TO CERTIFY THE GRADING WORK ON SITE.
3. A RIGHT-OF-WAY PERMIT IS REQUIRED.
4. THIS SITE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL CITY CODE APPLICABLE ON THE DATE OF SITE PLAN APPROVAL.
5. ANY AMENDMENTS OR CHANGES TO THE PROJECT SITE THAT DO NOT MEET WHAT IS SHOWN ON THE SITE PLAN NEED TO BE APPROVED WITH THE PERMIT AND DEVELOPMENT CENTER PRIOR TO INSTALLATION/CONSTRUCTION.
6. THE PROPOSED MEDIAN AND PEDESTRIAN CROSSING IMPROVEMENTS ARE DEPENDENT ON A CITY PROJECT (FALL 2026 CONSTRUCTION) WHICH WILL INCLUDE MILLING AND OVERLAYING HICKMAN RD AT THIS LOCATION AND CONVERTING THE CROSS-SECTION FROM A 4-LANE TO A 3-LANE ROADWAY. COORDINATION WITH CITY'S PROJECT MANAGER MATT BECKER (MDBECKER@DMGOV.ORG AND 515-283-4026) IS REQUIRED.
7. CONTRACTOR MUST PROVIDE TEMPORARY TRAFFIC CONTROL LAYOUT AS A PART OF THE RIGHT-OF-WAY PERMIT APPLICATION AND REVIEWED AS PART OF THE RIGHT-OF-WAY PERMIT.

UTILITY CONFLICT NOTES:

1. UTILITY CONFLICTS MAY EXIST ACROSS THE SITE WITH NEW UTILITIES, GRADING, PAVING ETC. MOST UTILITY CONFLICTS HAVE BEEN CALLED OUT FOR CONTRACTOR CONVENIENCE.
2. CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICTS THAT ARE EITHER CALLED OUT ON THE PLANS OR THAT CAN BE SEEN ON THE PLANS BETWEEN AN EXISTING UTILITY AND PROPOSED CONSTRUCTION

SURVEY NOTES:

1. SURVEY WORK WAS COMPLETED BY BISHOP ON 04-11-2025.

ESTIMATED QUANTITIES

ITEM NO.	ITEM	QUANTITY
1	FULL DEPTH HMA REMOVAL	5 SY
2	1/2" HMA SURFACE MILL	400 SY
3	6" DOWELED MEDIAN	300 LF
4	6" CURB & PCC PAVEMENT	584 LF
5	VALVE BOX ADJUSTMENTS	3 EA
6	8'x2' TRUNCATED DOMES	2 EA
7	PERFORATED SQUARE STEEL TUBE SIGN POST	10 LF
8	RECTANGULAR FLASHING ASSEMBLY, COMPLETE SYSTEM, PER DETAIL 1 ON SHEET 5	3 EA
9	PAINTED PAVEMENT MARKINGS, THERMOPLASTIC	1.8 STA
10	GROOVE CUTS FOR THERMOPLASTIC PAVEMENT MARKINGS	1.8 STA
11	W11-2 (36" X 36") SIGN	2 EA
12	OM1-3 (18" X 18") SIGN	2 EA

SIGNING, PAVEMENT MARKINGS AND TRAFFIC SIGNAL EQUIPMENT NOTES:

1. CONTRACTOR SHALL SUBMIT CATALOGUE CUTS/SHOP DRAWINGS TO CITY TRAFFIC & TRANSPORTATION DIVISION FOR TRAFFIC SIGNAL EQUIPMENT, PAVEMENT MARKING MATERIAL, SIGNING/SHEETING MATERIAL, AND SIGN POST MATERIALS FOR REVIEW PRIOR TO PURCHASE OR INSTALLATION. FAILURE TO DO SO MAY RESULT IN REWORK BY CONTRACTOR AT THEIR EXPENSE.
2. PRIOR TO PROJECT ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSE FOR ALL SIGNAGE INSTALLED INCLUDING EXISTING SIGNS INSTALLED BY THE CITY. IF THE CONTRACTOR DAMAGES OR REMOVES EXISTING OR NEW SIGNAGE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REINSTALLATION AND/OR REPLACEMENT.
3. ALL TRAFFIC CONTROL SIGNS SHALL BE MADE OF ASTM D4956 TYPE XI (3M DIAMOND GRADE DG3 OR EQUAL) REFLECTIVE SHEETING WITH A TEN YEAR PERFORMANCE WARRANTY WITH THE EXCEPTION OF PEDESTRIAN PUSHBUTTON SIGNAGE. SEE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS FOR TRAFFIC SIGNAGE FOR MATERIAL AND INSTALLATION REQUIREMENTS.
4. ALL PEDESTRIAN SIGNS AND DOWNWARD ARROWS SHALL BE FLUORESCENT YELLOW-GREEN.
5. SIGN POST MATERIAL, POST ASSEMBLIES, AND HARDWARE SHALL BE IN ACCORDANCE WITH THE CITY OF DES MOINES SUPPLEMENTAL SPECIFICATIONS FOR TRAFFIC SIGNAGE. PERFORATED SQUARE TUBE POST SHALL BE 1 ¾ INCH SQUARE, 14-GAUGE GALVANIZED STEEL, PERFORATED POST.
6. PAVEMENT MARKING MATERIAL SHALL BE THERMOPLASTIC. MATERIAL SHALL MEET THE SPECIFICATIONS OF THE IDOT MATERIALS IM 483.05 OR EQUIVALENT. THE THERMOPLASTIC MATERIAL CAN BE EITHER SPRAYED OR PREFORMED AND SHALL BE A MINIMUM OF 90 MILS THICK.
7. GROOVE DEPTH FOR THERMOPLASTIC MARKINGS SHALL BE BASED ON MANUFACTURERS RECOMMENDATIONS.
8. RECTANGULAR RAPID FLASHING BEACON (RRFB) ASSEMBLIES SHALL BE INSTALLED PER THE DETAILS IN THE CONTRACTOR DOCUMENTS AND THE CITY OF DES MOINES TRAFFIC SIGNALIZATION SPECIAL PROVISIONS.
9. RRFB ASSEMBLIES SHALL BE SOLAR POWERED AND COORDINATED SO ALL UNITS FLASH WHEN PUSHBUTTON ACTIVATED. SIGNS AND BEACONS SHALL BE INSTALLED ON BOTH SIDES OF ALL THREE ASSEMBLIES.

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST



VICINITY MAP
SCALE: NOT TO SCALE

LEGEND

SAN — SANITARY SEWER	ELECTRIC VAULT
ST — STORM SEWER	TRANSFORMER POLE
W — WATER LINE	TRANSFORMER POLE
G — GAS LINE	LIGHT POLE
U/E — UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX
O/E — OVERHEAD ELECTRIC	ELECTRIC PANEL
TELE — TELEPHONE LINE	TRANSFORMER
F/O — FIBER OPTIC	GROUND LIGHT
CATV — CABLE TV	GUY WIRE
STORM MANHOLE	ELECTRIC HANDHOLE
CURB INTAKE	GAS METER
SURFACE INTAKE	GAS VALVE
FLARED END SECTION	AIR CONDITIONING UNIT
ROOF DRAIN	TELEPHONE RISER
DOWNSPOUT	TELEPHONE VAULT
SANITARY MANHOLE	TELEPHONE MANHOLE
CLEANOUT	TRAFFIC SIGNAL MANHOLE
FIRE HYDRANT	FIBER OPTIC MANHOLE
SPRINKLER	FIBER OPTIC RISER
IRRIGATION CONTROL VALVE	FIBER OPTIC VAULT
WATER MANHOLE	CABLE TV RISER
WELL	SIGN
WATER VALVE	BOLLARDS
WATER SHUT OFF	DENOTES NUMBER OF PARKING STALLS
YARD HYDRANT	PROPERTY CORNER - FOUND AS NOTED
FLAGPOLE	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
ELECTRIC MANHOLE	SECTION CORNER - FOUND AS NOTED
ELECTRIC METER	SITE CONTROL POINT - MONUMENT AS NOTED
ELECTRIC RISER	

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6972)
2. STORM AND SANITARY (CITY OF DES MOINES / 515-237-1359)
3. FIBER OPTIC (AUREON / 515-830-0445)
   (ICN / 515-725-4604)
   (MEDIACOM / 515-991-7388)
   (VERIZON / 469-886-4090)
4. GAS (MIDAMERICAN / 515-252-6972)
5. WATER (DMWW / 515-323-6244)

IOWA ONE CALL
1-800-292-8989
www.iowaonecall.com
It's our bills. Call before you dig.

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

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APPROVED:

CITY ENGINEER, LICENSED P.E. DATE

LICENSED PROFESSIONAL ENGINEER — DAVID B. BENTZ 17143 — 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.

SIGNED: _____ DATE: _____
DAVID B. BENTZ, PE. 17143
LICENSE RENEWAL DATE: DEC. 31, 2027
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1 - C7.1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

CONSTRUCTION DRAWINGS
PUBLIC STREET IMPROVEMENTS
1800 BLOCK HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY:
BJA

REVISION DATE:
1ST CITY SUB: 2026-08-16
2ND CITY SUB: 2026-08-31

PROJECT NUMBER:
240308-1

SHEET NAME:
COVER SHEET

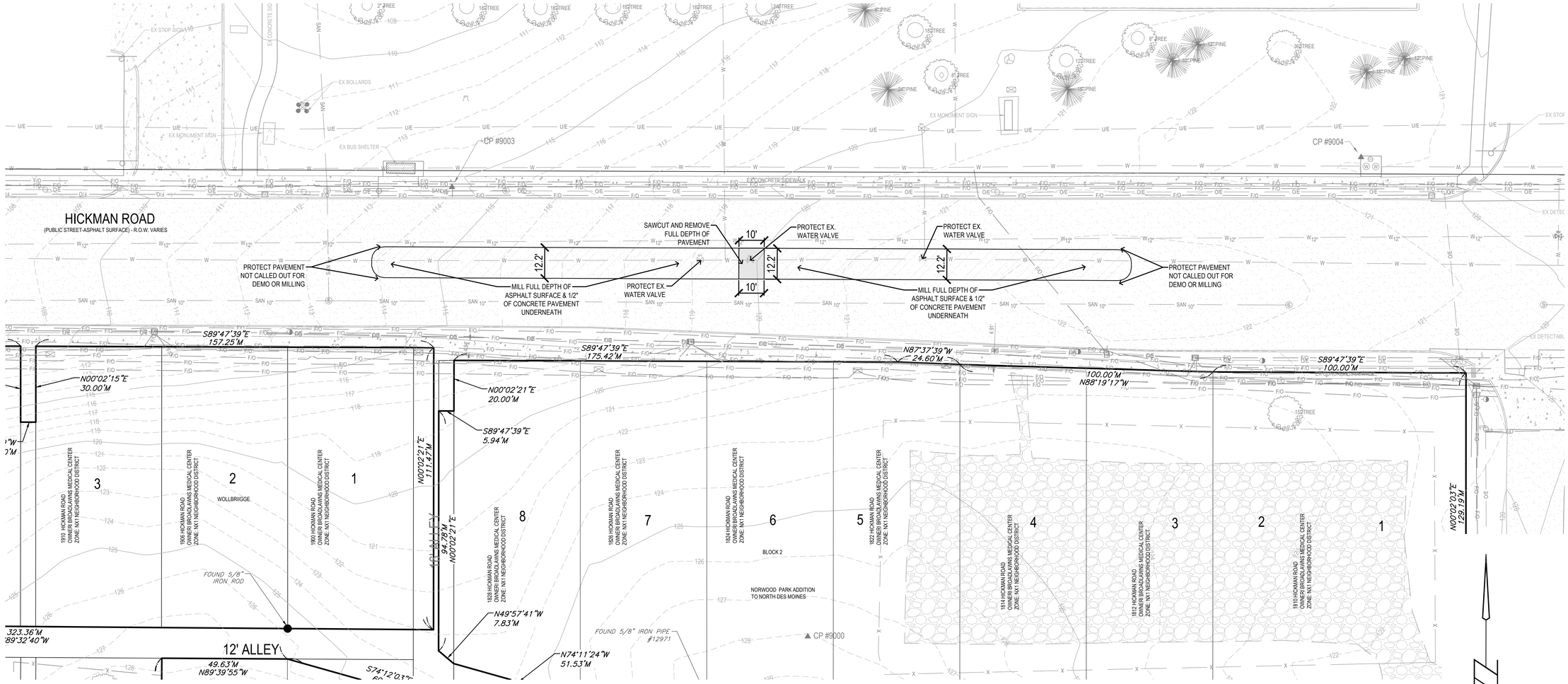
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1/5

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PRELIMINARY- NOT FOR CONSTRUCTION

8/31/2026 10:58:09 AM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\PUBLIC IMPROVEMENT PLANS\C1 DEMO.DWG

DEMO NOTES:
1. SAWCUT & REMOVE ALL PAVEMENT TO FULL DEPTH OF SLAB.
2. PAVEMENT RESTRIPING AND/OR SANDBLASTING TO BE DONE BY THE CITY OF DES MOINES



DEMO LEGEND

- FULL DEPTH ASPHALT MILL AND ADDITIONAL 1/2" MILL OF PAVEMENT UNDERNEATH
- FULL PAVEMENT REMOVAL

GRAPHIC SCALE
20 0 10 20 40

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CONSTRUCTION DRAWINGS
PUBLIC STREET IMPROVEMENTS
1800 BLOCK HICKMAN ROAD
DES MOINES, IA 50314

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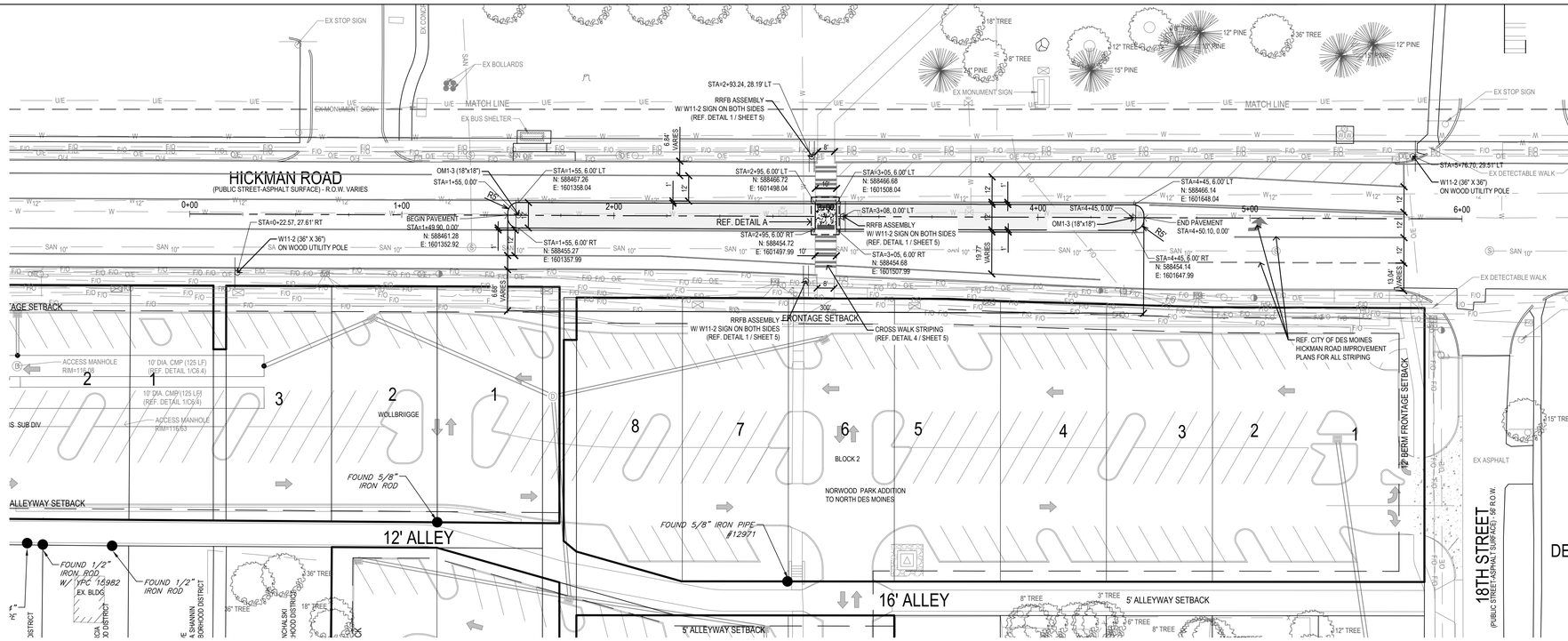
REVISION DATE:
1ST CITY SUB: 2026-08-16
2ND CITY SUB: 2026-08-31

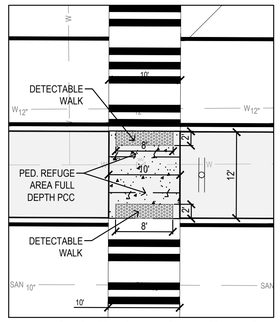
PROJECT NUMBER:
240308-1

SHEET NAME:
DEMO PLAN

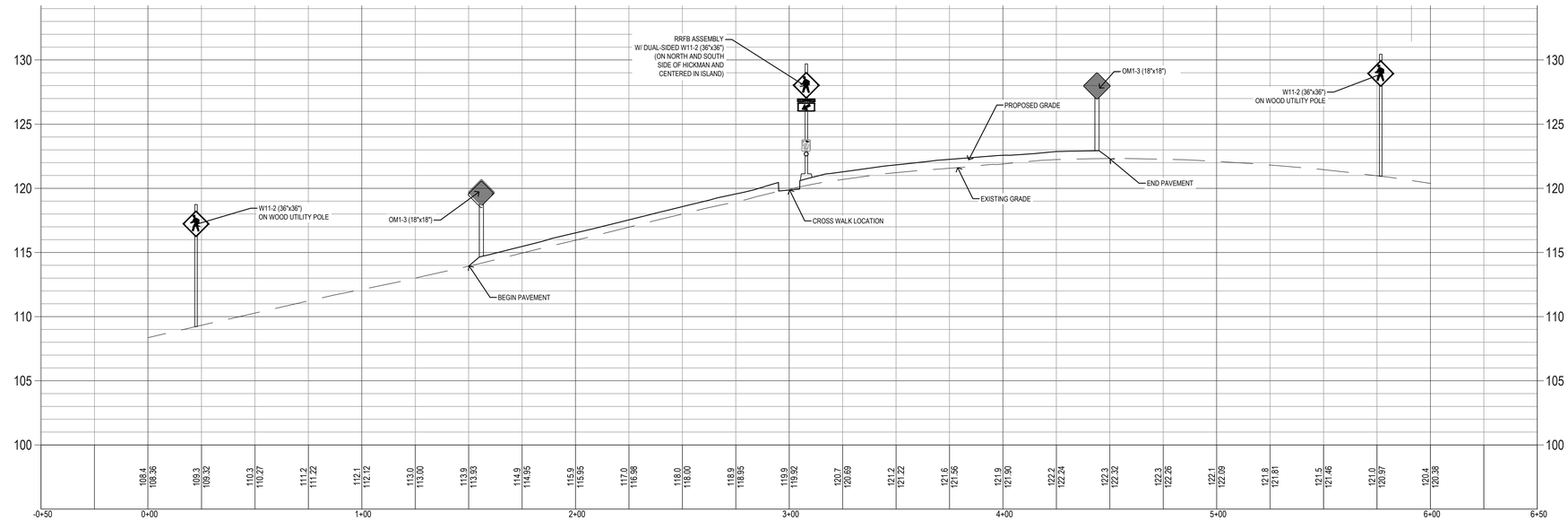
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2/5

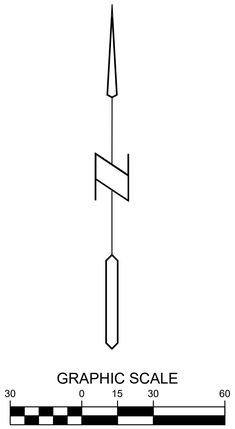
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DETAIL A: (PEDESTRIAN REFUGE AREA)
SCALE 1:10





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CONSTRUCTION DRAWINGS

PUBLIC STREET IMPROVEMENTS
1800 BLOCK HICKMAN ROAD
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REFERENCE NUMBER:

DRAWN BY: BJA

REVISION DATE:
1ST CITY SUB: 2026-08-16
2ND CITY SUB: 2026-08-31

PROJECT NUMBER: 240308-1

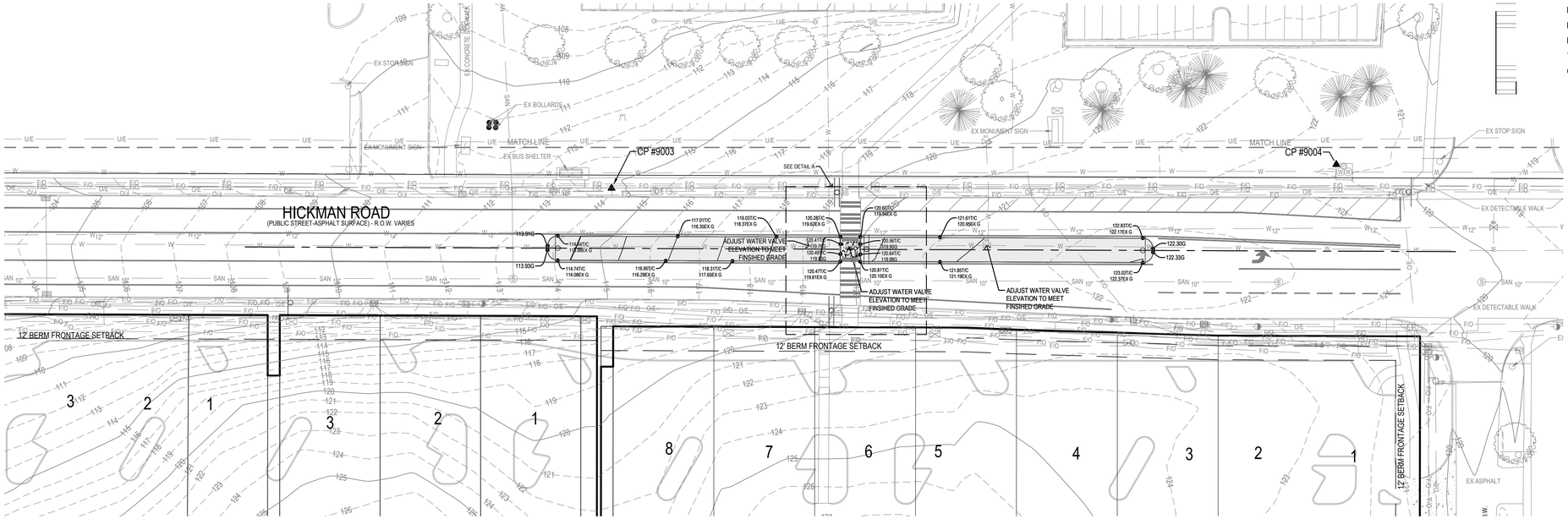
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SHEET NUMBER: 3/5

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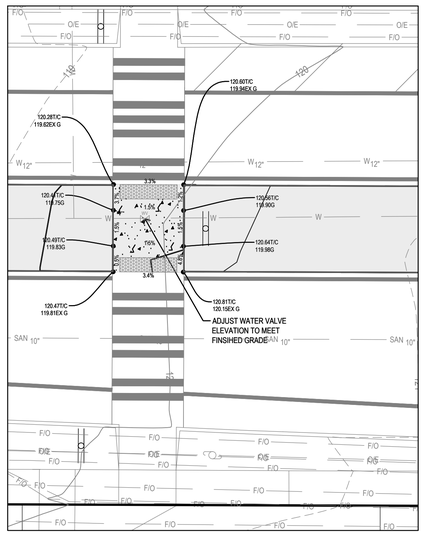
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GRADING LEGEND:

EXISTING CONTOUR	150
PROPOSED CONTOUR	150
FINISHED GROUND ELEVATION	150.50
TOP OF CURB ELEVATION	150.50T/C
GUTTER ELEVATION	150.50G



DETAIL A: (PEDESTRIAN REFUGE AREA)
SCALE 1:10

GRAPHIC SCALE
30 0 15 30 60

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CONSTRUCTION DRAWINGS

PUBLIC STREET IMPROVEMENTS
1800 BLOCK HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

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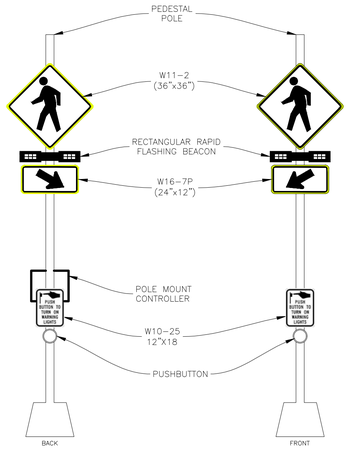
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1ST CITY SUB: 2026-08-16
2ND CITY SUB: 2026-08-31

PROJECT NUMBER:
240308-1

SHEET NAME:
GRADING PLAN

SHEET NUMBER:
4/5

PRELIMINARY- NOT FOR CONSTRUCTION



1/5 RECTANGULAR RAPID FLASHING BEACON (RRFB) ASSEMBLY

SCALE NONE

TRAFFIC SIGNAL GENERAL NOTES

1. THE TRAFFIC SIGNAL INSTALLATION SHALL BE IN CONFORMANCE TO THE CURRENT STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) TRAFFIC SIGNAL DETAILS AND STANDARD SPECIFICATIONS WITH INCORPORATION OF THE CURRENT CITY OF DES MOINES SUDAS SUPPLEMENTAL SPECIFICATIONS, IN ADDITION TO THE PLAN DETAILS AND APPLICABLE PROJECT SPECIAL PROVISIONS.

2. ALL QUANTITIES SHOWN IN THE TRAFFIC SIGNAL PLANS AND SPECIFICATIONS ARE FOR INFORMATIONAL AND ESTIMATING PURPOSES ONLY. THE CONTRACTOR'S LUMP SUM BID SHALL INCLUDE ALL LABOR, EQUIPMENT, AND MATERIAL NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL TRAFFIC SIGNAL INSTALLATION IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

3. PROVIDE TRAFFIC CONTROL DEVICES AS REQUIRED TO FACILITATE CONSTRUCTION OF TRAFFIC SIGNALS IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4. THE PLAN LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE ONLY. THE EXACT LOCATION AND ELEVATION OF ALL UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR AND AT THE TIME OF PROJECT CONSTRUCTION. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.

5. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING ANY EXCAVATION ON THE PROJECT TO ESTABLISH LOCATIONS. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT CRITICAL LOCATIONS TO VERIFY EXACT HORIZONTAL AND VERTICAL LOCATION.

6. THE CONTRACTOR SHALL SCHEDULE THEIR WORK AND THE WORK OF THEIR SUBCONTRACTORS IN SUCH A MANNER THAT WILL ENSURE A MINIMAL AMOUNT OF INCONVENIENCE TO THE ABUTTING PROPERTY.

7. THE LOCATIONS OF ALL DETECTOR LOOPS AND HANDHOLES ARE APPROXIMATE ONLY AND ARE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE ENGINEER.

8. THE CONTRACTOR HAS THE OPTION TO BORE OR TRENCH CONDUIT; HOWEVER, CONDUIT SHALL BE BORED UNDER UNDISTURBED PAVEMENT. PAVEMENT SHALL NOT BE DISTURBED BY CONSTRUCTION.

9. THE STATIONS AND OFFSETS LISTED ON THE SIGNAL PLANS ARE TO THE CENTER OF THE ITEM UNLESS OTHERWISE NOTED.

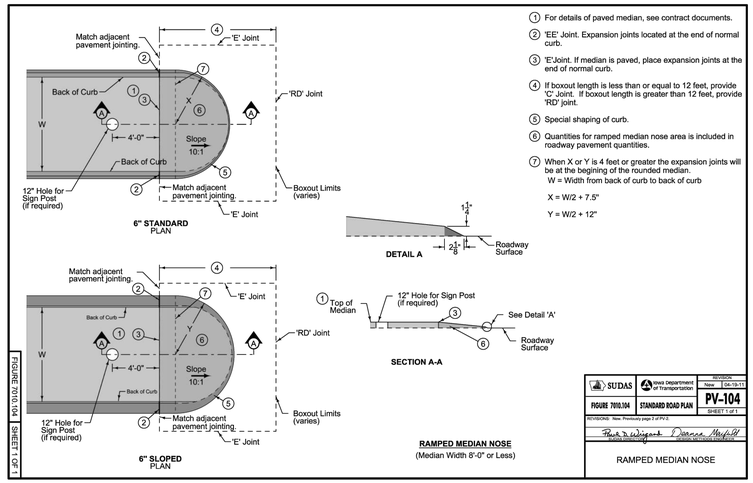
10. FIBER OPTIC CABLE AND EQUIPMENT SHALL BE INSTALLED AS OUTLINED IN THE SIGNAL PLANS AND SPECIFICATIONS.

11. REMOVE EXISTING TRAFFIC SIGNAL STRUCTURE, FOUNDATION AND TRAFFIC SIGNAL HEADS. FOUNDATION SHALL BE REMOVED TO A MINIMUM DEPTH OF 3 FEET BELOW FINAL GRADE. ALL SURROUNDING SURFACES SHALL BE PROPERLY RESTORED.

12. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO SALVAGING ANY OF THE EXISTING TRAFFIC SIGNAL EQUIPMENT.

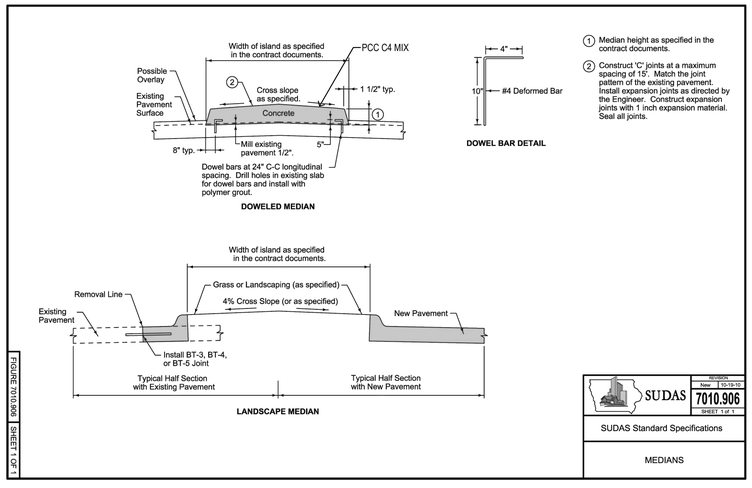
13. THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO DETERMINE THE EQUIPMENT TO BE SALVAGED. ALL SALVAGED EQUIPMENT SHALL BE DELIVERED TO THE TRAFFIC SIGNAL SHOP AT 1551 E. MARTIN LUTHER KING JR. PARKWAY. EQUIPMENT NOT WANTED BY THE CITY SHALL BE DISPOSED OF BY THE CONTRACTOR.

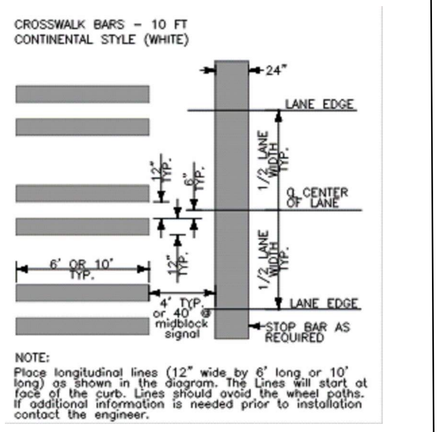
2/5 SUDAS MEDIAN NOSE DETAIL 7010.104



3/5 6" DOWELED MEDIAN

SCALE NONE





4/5 CROSSWALK STRIPING DETAIL

SCALE NONE

8/31/2026 11:27:48 AM L:\LAND PROJECTS 2024\240308-1 BROADLAWNS PARKING LOT EXPANSION\DWG\PUBLIC IMPROVEMENT PLANS\C6 1 DETAILS.DWG

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CONSTRUCTION DRAWINGS

PUBLIC STREET IMPROVEMENTS
1800 BLOCK HICKMAN ROAD
DES MOINES, IA 50314

REFERENCE NUMBER:

DRAWN BY: BJA

REVISION DATE:
1ST CITY SUB: 2026-08-16
2ND CITY SUB: 2026-08-31

PROJECT NUMBER: 240308-1

SHEET NAME: SITE DETAILS SHEET

SHEET NUMBER: 5/5

BROADLAWNS PARKING LOT EXPANSION

1826 HICKMAN ROAD, DES MOINES, IOWA

DESIGN CODES & LOADS:

THE STRUCTURAL DESIGN OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE "2024 INTERNATIONAL BUILDING CODE" (IBC). "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" (ASCE/SEI 7-22). AND APPLICABLE REFERENCED STANDARDS. ALL LOADS REQUIRED FOR DESIGN BY OTHERS AND NOT LISTED BELOW SHALL BE IN ACCORDANCE WITH THESE REQUIREMENTS.

BACKFILL:
- CLEAN GRANULAR (SIM TO IDOT 4115): γ = 130 psf, Ø = 42.5°
- SURCHARGE 50 psf
- HYDROSTATIC PRESSURE (MUST BE DRAINED) 0 psf

GENERAL NOTES:

ELEVATIONS NOTED THUS +(12'-8") ARE TO TOP OF SLABS, BEAMS OR OTHER STRUCTURAL FEATURES WITH REFERENCE TO THE FINISHED FIRST LEVEL FLOOR SLAB = (0'-0").

FIELD VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATION AND/ OR CONSTRUCTION OF ANY ITEMS. REPORT ANY DISCREPANCIES TO OWNER AND ENGINEER.

CONTRACTOR SHALL NOT SCALE DRAWINGS. THE DIMENSIONS SHOWN ARE TO TAKE PRECEDENT OVER SCALING DOCUMENTS. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY ERRORS AND REPAIR OF SAID WORK AS A RESULT OF SCALING DOCUMENTS.

THE CONTRACTOR/OWNER MUST CAREFULLY EXAMINE AND UNDERSTAND THESE DOCUMENTS, BEFORE STARTING ANY WORK. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY MISTAKES, MISSING INFORMATION, DISCREPANCIES, OR INCONSISTENCIES FOUND DURING THEIR REVIEW. THE ENGINEER WILL THEN REVIEW THE PROPOSED CORRECTIONS. CHANGES CANNOT BE MADE WITHOUT THE ENGINEER'S REVIEW AND THE OWNER'S APPROVAL. IF ANY DISCREPANCIES OR CONFLICTS ARISE AFTER WORK BEGINS, IT'S THE CONTRACTOR'S RESPONSIBILITY TO FIX THEM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CORRECTING ANY ERRORS OR ISSUES NOT PREVIOUSLY BROUGHT TO THE ENGINEER'S ATTENTION. ANY DETAILS NOT EXPLICITLY SHOWN SHOULD BE SIMILAR TO COMPARABLE CONDITIONS DETAILED. IF THERE ARE ANY UNCERTAINTIES REGARDING CONSTRUCTION OR PROJECT COMPLETION, THE CONTRACTOR MUST ADDRESS THEM BEFORE SUBMITTING THE PROJECT.

STRUCTURAL DRAWINGS SHALL BE COORDINATED WITH SITE, ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND BETWEEN DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES AND/ OR INTERFERENCE PROBLEMS TO OWNER AND ENGINEER.

VERIFY SIZE AND LOCATION OF ALL OPENINGS OR INSERTS AS REQUIRED BY MECHANICAL, ELECTRICAL OR PLUMBING CONTRACTORS. ANY OPENINGS OR INSERTS SHOWN ON STRUCTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED PRIOR TO FRAMING.

NO BEAMS, JOISTS, COLUMNS OR SLABS SHALL BE FIELD CUT OR MODIFIED WITHOUT THE STRUCTURAL ENGINEER'S WRITTEN APPROVAL.

SHOP DRAWINGS, MIX DESIGNS, PRODUCT DATA, AND CALCULATIONS SCHEDULED BELOW SHALL BE SUBMITTED FOR APPROVAL OF ALL STRUCTURAL COMPONENTS PRIOR TO FABRICATION AND/ OR CONSTRUCTION. SEE SPECIFICATIONS FOR SUBMITAL REQUIREMENTS.

ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW OR RECORD SHALL BEAR THE STAMP AND SIGNATURE OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE WHERE THE PROJECT IS LOCATED.

CONTRACTOR IS RESPONSIBLE TO CHECK SHOP DRAWINGS, ETC. PRIOR TO SUBMITTAL TO ARCHITECT OR ENGINEER. SHOP DRAWINGS NOT CHECKED WILL BE RETURNED. CONTRACTOR SHALL VERIFY DIMENSIONS, QUANTITIES, AND COORDINATE WITH ALL OTHER TRADES.

SPECIAL-INSPECTIONS & TESTING SCHEDULE:

A SPECIAL INSPECTION AND TESTING PROGRAM SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE IBC AND THE PROJECT MANUAL.

A SPECIAL INSPECTION AND TESTING PROGRAM REVIEW MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER, SPECIAL INSPECTOR, CITY INSPECTOR, GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS PERFORMING STRUCTURAL WORK SHALL BE IN ATTENDANCE.

THE FOLLOWING ITEMS SHALL BE INCLUDED IN THE SPECIAL INSPECTION AND TESTING PROGRAM:
1. SPECIAL GRADING, EXCAVATION AND FILLING
   - A. SUBGRADE PREPARATION
   - B. VERIFY COMPACTION OF FILL MATERIAL
   - C. VERIFY DESIGN BEARING CAPACITY
   - D. EXPANSIVE SOIL CHARACTERISTICS
   - E. VERIFY CLEAN BACKFILL (IA D.O.T. 4115)
2. CONCRETE
   - A. AIR TESTS
   - B. SLUMP TESTS
   - C. CONCRETE TEMPERATURE
   - D. COMPRESSION TESTS
   - E. POST INSTALLED ANCHORS

CONSTRUCTION PROCEDURES & SAFETY REQUIREMENTS:

COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE, AND FEDERAL LAWS, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND REGULATIONS ADOPTED PURSUANT THERETO.

THE STRUCTURAL CONTRACT DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, UNLESS NOTED OR INDICATED OTHERWISE.

ENGAGE PROPERLY QUALIFIED PERSONS TO DETERMINE WHERE AND HOW TEMPORARY PRECATIONARY MEASURES SHALL BE USED.

PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKERS AND ALL OTHER PERSONS DURING CONSTRUCTION. PROVIDE ALL NECESSARY MEASURES TO AVOID EXCESSIVE STRESSES AND TO HOLD THE STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EARTH BANKS, FORMS, SCAFFOLDING, PLANKING, SAFETY NETS, SUPPORT AND BRACING FOR CRANES AND HOISTS, GUYING, ETC...

SUPERVISE AND DIRECT THE WORK SO AS TO MAINTAIN SOLE RESPONSIBILITY FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.

OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER'S FIELD REPRESENTATIVES SHALL NOT INCLUDE ABOVE NOTED ITEMS.

CONCRETE AND REINFORCEMENT:

CONCRETE WORK SHALL BE IN ACCORDANCE WITH "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)" AND "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318)" UNLESS NOTED OTHERWISE.

PROVIDE CONCRETE WITH MINIMUM 28 DAY COMPRESSIVE STRENGTH (f'c) AS SHOWN BELOW:

FOOTINGS	3,500 psi
FOUNDATION WALLS	4,000 psi
ALL OTHER CONCRETE	4,000 psi

PROVIDE CONCRETE WITH MAXIMUM WATER/CEMENT RATIO AS SHOWN BELOW:

3,500 psi	0.50
4,000 psi	0.45
5,000 psi	0.40

CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR EACH CLASS OF CONCRETE TO ENGINEER FOR WRITTEN APPROVAL MINIMUM OF 14 DAYS PRIOR TO PLACING CONCRETE.

CONCRETE SHALL CONSIST OF THE FOLLOWING:

PORTLAND CEMENT	ASTM C150, TYPE I/II
NORMAL WEIGHT AGGREGATES	ASTM C33
POTABLE WATER	ASTM C94

CONCRETE AND REINFORCEMENT CONT.:

REPLACEMENT OF PORTLAND CEMENT WITH FLY ASH SHALL NOT EXCEED 15% OF ALL CEMENTITIOUS MATERIALS. MAXIMUM AGGREGATE SIZE SHALL BE 1".

ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL HAVE AN AIR CONTENT AT POINT OF PLACEMENT OF 4% TO 7%.

WATER REDUCING ADMIXTURES (PLASTICIZERS AND SUPER PLASTICIZERS) MAY BE USED WHEN INCLUDED IN THE APPROVED CONCRETE MIX DESIGN.

NO MATERIAL CONTAINING CALCIUM CHLORIDE, SALT OR ANTIFREEZE AGENTS IS PERMITTED FOR USE IN CONCRETE.

SLUMP SHALL BE 3" TO 5" MAXIMUM FOR CONCRETE MIXES WITHOUT WATER REDUCING ADMIXTURES AND 6" TO 8" MAXIMUM WHEN WATER REDUCING ADMIXTURES ARE INCLUDED IN THE MIX DESIGN. REFER TO SPECIFICATIONS.

HOT WEATHER CONCRETE OPERATIONS SHALL BE IN ACCORDANCE WITH ACI 305.

COLD WEATHER CONCRETE OPERATIONS SHALL BE IN ACCORDANCE WITH ACI 306.

REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" (ACI 315), UNLESS DETAILED OR NOTED OTHERWISE.

REINFORCING SHALL CONFORM TO THE FOLLOWING:

DEFORMED BARS	ASTM A615, GRADE 60
WELDED DEFORMED BARS	ASTM A706, GRADE 60
WELDED WIRE FABRIC (MATS ONLY)	ASTM A185

REINFORCING STEEL SHALL BE SECURELY WIRED IN PLACE AND SUPPORTED PRIOR TO PLACING CONCRETE.

LAP ALL REINFORCING SPLICES THE GREATER OF 48 BAR DIAMETERS OR 2'-0" IN FOOTINGS & FOUNDATIONS AND SLABS-ON-GRADE UNLESS NOTED OTHERWISE. REINFORCING SPLICES AT ALL OTHER LOCATIONS SHALL HAVE CLASS B TENSION SPLICES.

PROVIDE CORNER BARS AT ALL INTERSECTIONS IN WALLS AND FOOTINGS. LAP 2'-0" WITH HORIZONTAL BARS IN EACH DIRECTION. MATCH SIZE AND SPACING OF HORIZONTAL BARS.

PROVIDE (2) #5 EACH SIDE OF FRAMED OPENINGS IN WALLS. EXTEND 2'-0" BEYOND OPENING EDGES. PROVIDE #5 DIAGONAL BARS X 48" IN CORNERS.

PROVIDE KEY WAYS IN CONCRETE WALLS AT CONSTRUCTION JOINTS. KEY WAYS SHALL BE 1 1/2" WIDE X 1/2" DEEP UNLESS NOTED OTHERWISE. EXTEND REINFORCING THROUGH JOINTS.

SPLICES IN VERTICAL REINFORCING ARE NOT PERMITTED, UNLESS NOTED OTHERWISE.

PROVIDE MINIMUM CONCRETE COVER OVER REINFORCING AS FOLLOWS:
- CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
- EXPOSED TO EARTH OR WEATHER = 2"
- NOT EXPOSED TO EARTH OR WEATHER OR IN CONTACT WITH THE GROUND = 2"

PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES OF CONCRETE.

FOUNDATIONS:

FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT COMPLETED BY ALLENDER BUTZKE ENGINEERS, REPORT NUMBER PN 261252, DATED JUNE 16, 2026.

FOUNDATIONS SHALL BEAR ON NATIVE SOIL OR ON PROPERLY COMPACTED, ENGINEERED FILL EXTENDED TO NATIVE SOIL. FOUNDATION DESIGN REQUIRES A MINIMUM NET ALLOWABLE BEARING PRESSURE AS FOLLOWS:
2000 psf AT RETAINING WALLS

IF UNSUITABLE BEARING SOILS ARE FOUND (SEE SPECIAL INSPECTIONS & GEOTECH REPORT), OVER-EXCAVATE NATIVE SOILS BELOW FOOTINGS AND FOUNDATIONS AND REPLACE WITH COMPACTED, ENGINEERED FILL AS REQUIRED BY GEOTECHNICAL ENGINEER. OVER-EXCAVATION AND BACKFILL PROCEDURE SHALL EXTEND 5' LATERALLY BEYOND EDGE OF FOOTING IN ALL DIRECTIONS FOR EACH FOOT OF OVER-EXCAVATION DEPTH.

FOOTING ELEVATIONS AND ALLOWABLE BEARING CAPACITIES ARE ESTIMATED PER THE IBC. BEARING CAPACITIES AND EXPANSIVE SOIL PROPERTIES SHALL BE FIELD VERIFIED BY THE GEOTECHNICAL ENGINEER AS PART OF THE SPECIAL INSPECTION PROGRAM. NOTIFY THE STRUCTURAL ENGINEER IF INADEQUATE CONDITIONS ARE ENCOUNTERED.

PROVIDE SLEEVES FOR ALL PIPES, UTILITY LINES, AND OTHER PENETRATIONS THROUGH WALLS. CORE DRILLING IS NOT PERMITTED.

LICENSED PROFESSIONAL ENGINEER — LUKE LOGAN — 27498 — IOWA

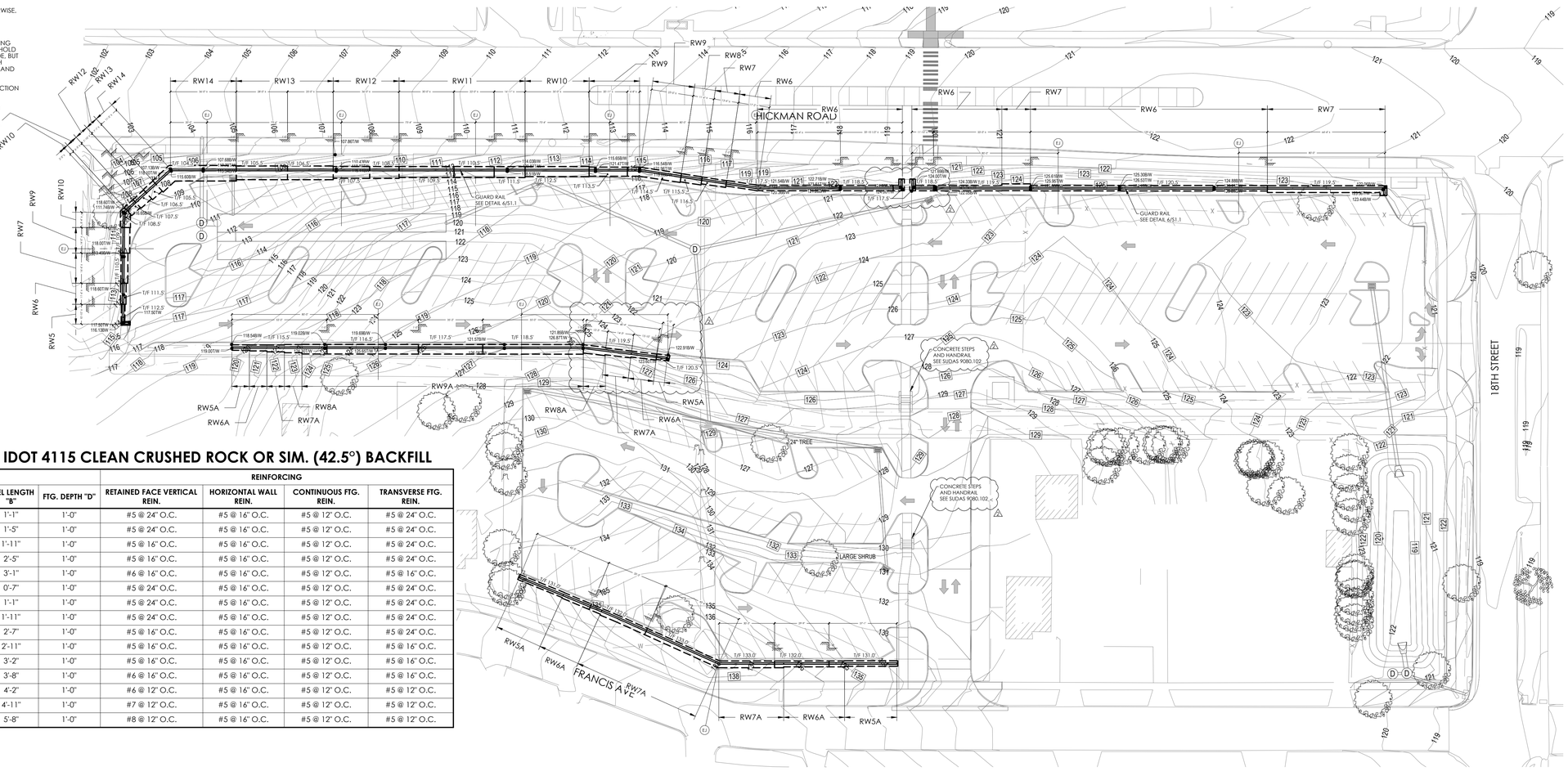
I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.
THIS NOTICE COVERS DRAWINGS S SHEETS

SIGNATURE:
NAME: LUKE LOGAN, P.E.
DATE: 22 Sept 2026 27498

MY REGISTRATION EXPIRES ON 31-DECEMBER-2027

DRAWING INDEX:

S0.1: GENERAL NOTES & PLAN VIEW
S5.1: DETAILS



PLAN VIEW
SCALE: 1/32" = 1'-0"

RETAINING WALL & FOOTING SCHEDULE - IDOT 4115 CLEAN CRUSHED ROCK OR SIM. (42.5°) BACKFILL

MARK	WALL & FOOTING DIMENSIONS						REINFORCING			
	WALL "L" (MAX)	WALL "T"	FTG. WIDTH "W"	TOE LENGTH "A"	HEEL LENGTH "B"	FTG. DEPTH "D"	RETAINED FACE VERTICAL REIN.	HORIZONTAL WALL REIN.	CONTINUOUS FTG. REIN.	TRANSVERSE FTG. REIN.
RW5A	5'-0"	0'-10"	3'-0"	1'-1"	1'-1"	1'-0"	#5 @ 24" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW6A	6'-0"	0'-10"	3'-3"	1'-0"	1'-5"	1'-0"	#5 @ 24" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW7A	7'-0"	0'-10"	3'-9"	1'-0"	1'-11"	1'-0"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW8A	8'-0"	0'-10"	4'-6"	1'-3"	2'-5"	1'-0"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW9A	9'-0"	0'-10"	5'-3"	1'-4"	3'-1"	1'-0"	#6 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 16" O.C.
RW5	SEE PLAN	0'-10"	2'-0"	0'-7"	0'-7"	1'-0"	#5 @ 24" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW6	SEE PLAN	0'-10"	3'-0"	1'-1"	1'-1"	1'-0"	#5 @ 24" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW7	SEE PLAN	0'-10"	3'-9"	1'-0"	1'-11"	1'-0"	#5 @ 24" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW8	SEE PLAN	0'-10"	4'-6"	1'-1"	2'-7"	1'-0"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 24" O.C.
RW9	SEE PLAN	0'-10"	5'-0"	1'-3"	2'-11"	1'-0"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 16" O.C.
RW10	SEE PLAN	0'-10"	5'-6"	1'-6"	3'-2"	1'-0"	#5 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 16" O.C.
RW11	SEE PLAN	0'-10"	6'-0"	1'-6"	3'-8"	1'-0"	#6 @ 16" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 16" O.C.
RW12	SEE PLAN	0'-10"	6'-6"	1'-6"	4'-2"	1'-0"	#6 @ 12" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.
RW13	SEE PLAN	0'-10"	7'-6"	1'-9"	4'-11"	1'-0"	#7 @ 12" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.
RW14	SEE PLAN	0'-10"	8'-6"	2'-0"	5'-8"	1'-0"	#8 @ 12" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	#5 @ 12" O.C.

FOR APPROVAL

TOMETICH ENGINEERING, INC.
10501 Buena Vista Court Urbandale, IA 50322
(p) 515.280.8022 (f) 515.727.9124
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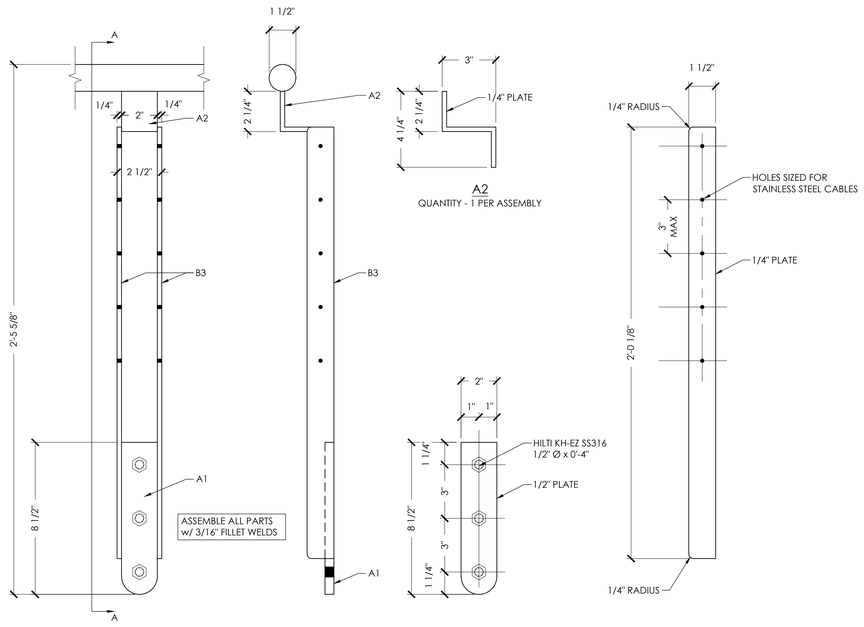
BROADLAWNS PARKING LOT EXPANSION
1826 HICKMAN ROAD
DES MOINES, IOWA

ISSUE / REVISION

No.	Description	Date
	FOR APPROVAL	09-10-2026
2	ADDENDUM #2	09-22-2026

DATE: 09-22-2026
FILE: U26-153
ENG: LJL DSN: CJA

S0.1



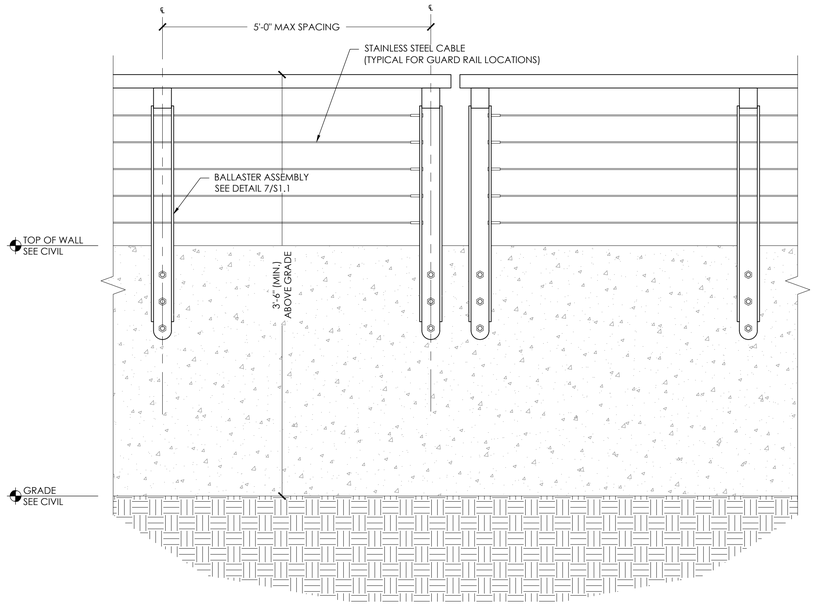
BALLASTER & GUARD RAIL
FULL ASSEMBLY

A-A

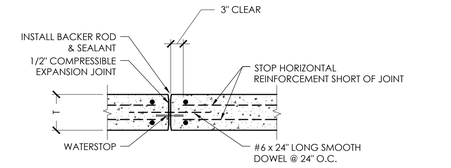
A2
QUANTITY - 1 PER ASSEMBLY

A1
QUANTITY - 1 PER ASSEMBLY

B3
QUANTITY - 2 PER ASSEMBLY

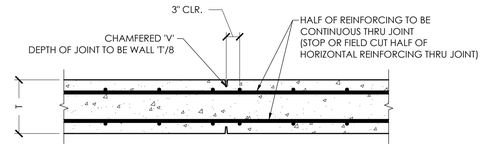


GUARD RAIL DETAIL
SCALE: 1 1/2" = 1'-0"
6 S1.1



EXPANSION JOINT
(SEE PLAN FOR LOCATIONS TYPICALLY 80'-0" O.C. MAX)

WALL EXPANSION JOINT DETAIL
SCALE: 3/4" = 1'-0"
5 S1.1



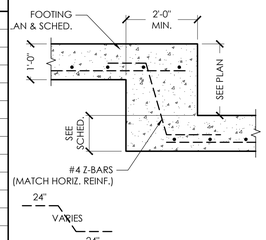
CONTROL JOINT
(@ 20'-0" O.C. MAX.)
(CONTRACTOR COORDINATE LOCATIONS w/ OWNER)

WALL CONTROL JOINT DETAILS
SCALE: 3/4" = 1'-0"
4 S1.1

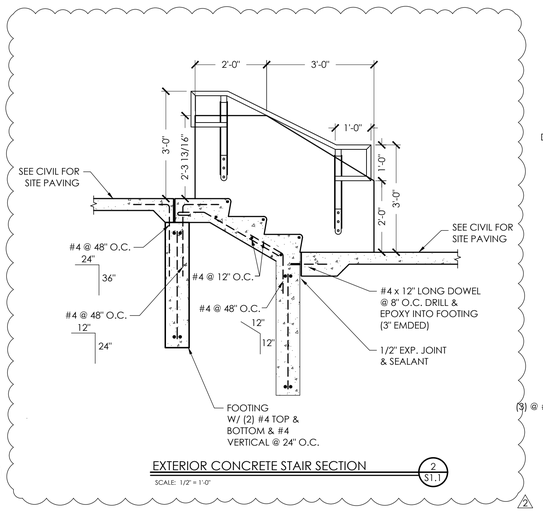
BALLASTER ASSEMBLY
SCALE: 3" = 1'-0"
7 S1.1

RETAINING WALL & FOOTING SCHEDULE - IDOT 4115 CLEAN CRUSHED ROCK OR SIM. (42.5°) BACKFILL

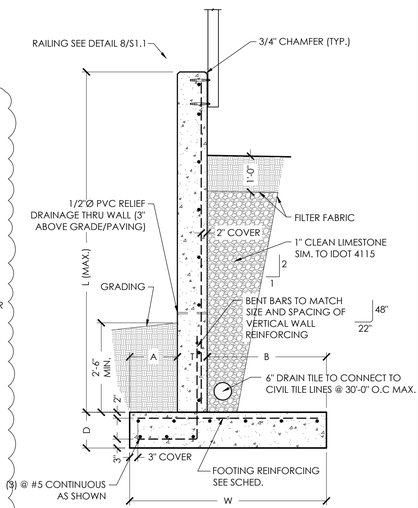
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SPREAD FOOTING STEP
SCALE: 1/2" = 1'-0"
3 S1.1



EXTERIOR CONCRETE STAIR SECTION
SCALE: 1/2" = 1'-0"
2 S1.1



RETAINING WALL SECTION - PARKING
SCALE: 1/2" = 1'-0"
1 S1.1

FOR APPROVAL

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BROADLAWNS PARKING LOT EXPANSION
1826 HICKMAN ROAD
DES MOINES, IOWA

ISSUE / REVISION

No.	Description	Date
2	FOR APPROVAL	09-10-2026
	ADDENDUM #2	09-22-2026

DATE: 09-22-2026
FILE: U26-153
ENG: LJL DSN: CJA

S1.1

KCL ENGINEERING

Broadlawns Medical Center
Hickman Additional Parking
Addendum #2

This addendum is issued to modify, clarify, or amend the original Project Drawings and Specifications and is hereby made part of the Contract Documents. The Contractor shall be responsible for incorporating items in this Addendum to the Work. The following shall take precedence over anything to the contrary in the Drawings or Specifications.

Electrical Drawings:

1. Drawing E001 - ELECTRICAL SITE PLAN
    a. **CLARIFY** that the easement and connection to Midam utility primary needs to be coordinated with Midamerican Energy. Exact location may change as utility design is completed.

2. Drawing E402 - ELECTRICAL SCHEDULES AND DETAILS
    a. **CLARIFY** that the #1/0 conductor size for the Feeder schedule is Aluminum.

Electrical – Approved Manufacturers:
The following shall be added to specifications as approved manufacturers:

Light Fixture Type	**Manufacturer**
B1	Lumux, WE-EF
S1/S2	McGraw-Edison

End of Electrical Addendum.

BUILDING WHAT'S IMPORTANT.

Broadlawns Medical Center
Parking Lot Expansion Pre-Bid Questions
Date: 9/21/2026

1. Clarification was requested in regard to the Alternate.
    a. Alternate 01 is dependent on signatures from the neighbors that the West side of the alleyway is not needed. In the event that signatures are received and it is approved, the West side of the alleyway will not need the extent of grading or gravel as shown in the base bid plans. There would also be a reduction in the retaining wall height, and approximately fifty feet (50') less length.
2. Clarification was requested in regard to Mid-Am's scope and project scope.
    a. Mid-Am's scope will include removing the wooden poles once all vendors have taken their overhead cables underground. As part of this project, Contractor's will need to coordinate their work with Mid-Am's work as they may happen concurrently. Mid-Am is direct to the hospital.
3. Clarification was requested in regard to the median shown on the plans.
    a. The City of Des Moines will resurface the top 2" of Hickman Rd and restripe the lanes. This work is expected to take place this Fall 2026. The median shown on the plans on Hickman Rd will be installed as part of this project and placed with other concrete work in the Spring of 2027. Additional information regarding the median and the City Improvement project will be made available in a future addendum.
4. An issue was raised that there is a circuit shown for the flashing lights in the median, but there is no power shown being pulled to those locations.
    a. This has been addressed in the addendum.
5. The existing gravel pad in the lot is intended to be kept as long as possible in order to provide contractor parking.
    a. Contractors are not to park on the street or in adjacent neighborhoods.
6. Please include requirements for the transformer pad.
    a. Transformer pad to be provided by utility provider. Clarifications added via addenda.
7. Are all sections of retaining wall intended to have the guardrail installed shown on S1.1?
    a. Only the retaining wall along Hickman Road is to have the guardrail. Clarifications have been added via addendum.
8. Please describe the finished look of the CIP retaining wall. Is there to be any special exposed wall finish(rubbing, sand blasting, etc.) or decoration, coatings or coloring?
    a. Retaining wall to be smooth or rubbed finish. Clarifications added via addendum.

OMAHA
13030 Pierce Street
Suite #200
Omaha, NE 68144
(402) 964-2230

DES MOINES
421 Grand Avenue
Des Moines, IA 50309
(515) 244-1279

CEDAR RAPIDS
56 16th Avenue SW
Cedar Rapids, IA 52404
(319) 364-0213

MADISON
25 W. Main Street
Suite #500
Madison, WI 53703
(608) 910-1161

9. Is steel smooth form required for the retaining wall?
    a. Yes, steel smooth form is to be used. Clarifications added via addendum.
10. Will there be any CIP retaining wall elevations provided? This is to describe the control and expansion joint layouts as noted in details 4 and 5 on S1.1.
    a. Elevations are not planned to be provided. The plans show the locations of expansion joints (EJ).
11. Detail 4 on S1.1 states the maximum distance between retaining wall control joints is not to exceed 20' (twenty feet), which is smaller than this contractor sees typically. Please confirm this is the correct wall control joint spacing.
    a. Proposed 20' o.c. spacing to remain.
12. Please include clarification and details for the median and associated work in Hickman. Include drawing details, specifications for the flashing lights mounted to the signs, etc..
    a. Included in Addendum
13. Please clarify that all items of the bus stop shelter utilize concrete placemen expansion anchor bolts, or if there will be cast-in-place embedded items or bolts.
    a. As of now, the bus shelter pad is the only item that needs to be included for the shelter. The shelter structure itself to be completed by others.
14. The civil plans show the center retaining wall with an angle on the east end. Plan S0.1 shows a curve on the east end. Please clarify which is correct.
    a. Retaining wall to be angled NOT curved. Drawings revised in addendum.
15. The civil plans show a section of retaining wall on the southeast corner of the plans near Francis and 18th Street. This section is not shown or called out on the structural drawings. Please clarify if there will be a section of retaining wall at this corner of the lot.
    a. Retaining walls are less than 4' in height and do not require structural design. However, Wall is required for grade transition in this area. Segmented block or similar can be used. Clarifications added via addendum.
16. Detail 1 on sheet S1.1 shows ½" PVC relief drainage; how many of these drainage holes are required?
    a. Holes are recommended to be 10' o.c.
17. What is to be done with any tie holes and joints where forms abut in the retaining wall?
    a. Tie holes are to be cleaned and plugged or grouted. Form joints are to have protruding fins chipped out. Contractor to provide mock-up of retaining wall including one form panel joint. Clarifications added via addendum.
18. What is the finish of the guardrail? Section 05 52 13 says galvanized, then primed and painted with high performance coating. What is the high performance coating?
    a. Guardrail to be galvanized. Omit primed, painted and coated. Clarifications added via addendum.
19. Is Bishop Engineering hired to perform the staking, and contractors are to include them

in the pricing, or are contractors able to get quotes from other staking firms?

a. Bishop to be direct to Broadlawns medical center for staking needs.

20. For the 1' (one foot) core out, is it assumed that material is suitable and that it just needs to be cored out, moisture conditioned and recompacted or does that material need to go down the road and suitable material hauled back on site and placed?

    a. Based on the borings the majority of on-site soils are suitable for pavement subgrade applications. Suitable soils could be moisture conditioned and recompacted as engineered compacted fill. If unsuitable fat clay (CH) soils or shale is encountered at subgrade elevation these soils should be cored out to a depth of 1 foot below pavements and be replaced with 1 foot of suitable soils.