

RESOLUTION NO. 2025-14

A RESOLUTION APPROVING PAY APPLICATION NUMBER 2  
TO TORKELSON CONSTRUCTION FOR THE  
217 W. BROADWAY UPPER STORY PROJECT

WHEREAS, the City of Eagle Grove, Iowa (“CITY”) has entered into a development agreement with Torkelson Properties (“DEVELOPER”) for the conversion and construction of upper story rental units in a building located at 217 W. Broadway Avenue in Eagle Grove, Iowa; and,

WHEREAS, the DEVELOPER has hired Torkelson Construction. of Eagle Grove, Iowa (“CONTRACTOR”) to complete the work on the 217 W. Broadway Upper Story Project (“PROJECT”); and,

WHEREAS, the CONTRACTOR has started work on the project and has submitted Pay Application No. 2 for payment based on the work and expenses paid out on the project; and,

WHEREAS, the “CITY” and the project architect, Atura Architecture (“ARCHITECT”) have reviewed the pay application presented by the CONTRACTOR; and,

WHEREAS, Pay Application No. 2 shows a total amount of work completed to date, less retainage, of \$192,779.56; and,

WHEREAS, Pay Application No. 2 shows the current amount certified for payment as \$104,773.93.

WHEREAS, the CITY has received grant funding to assist the developer on the PROJECT and where that grant will fund a portion of the current pay application as a reimbursement to the development paid through the City; and,

WHEREAS, the CITY will receive a total of \$68,491.00 in grant funds from Draw No. 2 on the project of which \$0.00 is allocated to cover the CITY’S cost of administrating the grant; and,

WHEREAS, the CITY will reimburse the DEVELOPER \$68,491.00 from grant funds received for the grant’s share of Pay Application No. 2 on the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLE GROVE, IOWA:

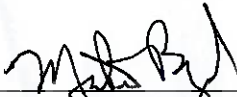
SECTION 1. The City Council approves Pay Application No. 2 on the 217 W. Broadway Upper Story Project.

SECTION 2. The City Council authorizes the Mayor to sign Pay Application No. 2 indicating the City’s approval of the pay application.

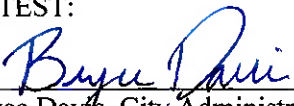
SECTION 3. The City Council authorizes the payment of the CDBG grant share of Pay Application No. 2 which is \$68,491.00 to Torkelson Properties.

PASSED AND APPROVED THIS 18TH DAY OF FEBRUARY 2025.

BY THE CITY COUNCIL OF THE  
CITY OF EAGLE GROVE, IOWA

  
\_\_\_\_\_  
Michael Boyd, Mayor

ATTEST:

  
\_\_\_\_\_  
Bryce Davis, City Administrator

# AIA Document G702 - 1992

## Application and Certificate for Payment

**TO OWNER:** Eagle Grove Upper Level Housing  
217 West Broadway Apartments  
Eagle Grove, IA 50533

**PROJECT:** Eagle Grove Upper Level Housing  
217 West Broadway Apartments  
Eagle Grove, IA 50533

**CONTRACTOR:** Torkelson Construction  
910 S. Jackson  
Eagle Grove, IA 50533

**VIA ARCHITECT:** Ahura Architecture  
912 N. 13th Street  
Clear Lake, IA 50428

**APPLICATION NO:** 002  
**PERIOD TO:** January 31, 2025  
**CONTRACT FOR:** General Construction  
**CONTRACT DATE:** / /  
**PROJECT NOS:** 25052 / /

**Distribution to:** OWNER:  ARCHITECT:  CONTRACTOR:  FIELD:  OTHER:

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703\*, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM \$810,800.00
2. NET CHANGE BY CHANGE ORDERS \$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$810,800.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$202,925.85

5. RETAINAGE:
  - a. 5.00 % of Completed Work (Column D + E on G703) \$10,146.29
  - b. 0 % of Stored Material (Column F on G703) \$0.00

Total Retainage (Lines 5a + 5b or Total in Column I of G703) \$10,146.29

6. TOTAL EARNED LESS RETAINAGE \$192,779.56  
(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$88,005.63  
(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE \$104,773.93

9. BALANCE TO FINISH, INCLUDING RETAINAGE \$618,020.44  
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$0.00</b>	<b>\$0.00</b>
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

By:  Date: 2/12/2025

County of: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_

Notary Public: \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$104,773.93  
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:  Date: 2/11/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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February 17, 2025

  
Michael Boyd, Mayor

# PROJECT DRAW SUMMARY FORM

CLIENT NAME: Eagle Grove, Iowa  
 PROJECT TITLE: 217 W. Broadway Upper Story  
 CDBG PROJECT COST SHARE: 66.20%

DATE: February 13, 2025  
 % OF PROJECT COMPLETE(CONST. ONLY): 23.44%  
 % OF PROJECT COMPLETE (ALL EXPENSES): 23.44%

DRAW NO. 2

DRAW NO. 2

LINE NO.	VENDOR NAME	INVOICE NUMBER	INVOICE AMOUNT	CDBG SHARE	SRF 1 SHARE	SRF 2 SHARE	USDA SHARE	WTFAP SHARE	LOCAL SHARE	OTHER	NOTE	CHECK
1	Torkelson Construction Pay Application No. 2	104,773.93	68,491.00						36,282.93			OK
2												OK
3												OK
4												OK
5												OK
6												OK
7												OK
8												OK
9												OK
10												OK

DRAW TOTALS: \$ 104,773.93 \$ 68,491.00 \$ - \$ - \$ - \$ - \$ - \$ 36,282.93 \$ -

TOTAL AVAILABLE FUNDS: \$ 550,000.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ 280,800.00 \$ -

PREVIOUS DRAWS: \$ 59,529.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ 30,476.63 \$ -

CURRENT DRAW AMOUNT: \$ 68,491.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ 36,282.93 \$ -

REMAINING FUNDS AVAILABLE: \$ 421,980.00 \$ - \$ - \$ - \$ - \$ - \$ - \$ 214,040.44 \$ -

NOTES:  
 A  
 B  
 C