

IN THE IOWA DISTRICT COURT FOR MADISON COUNTY

MICHELE BRANT, as Madison County Auditor,	)	CASE NO. CVCV036143
	)	
Plaintiff,	)	
	)	
v.	)	DEFENDANTS' RETURN OF WRIT
	)	
HEATHER STANCIL and JESSICA HOBBS, as members of the Madison County Board of Supervisors,	)	
	)	
Defendants.	)	

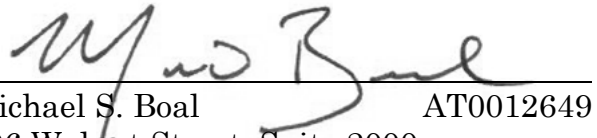
Defendants Heather Stancil and Jessica Hobbs, for the Return to the Writ of Certiorari and pursuant to Iowa Rule of Civil Procedure 1.1408, certify the following transcript of records with respect to the matters referenced in the Petition:

1. 2025 Custodial RFP Data
2. 2026 Custodial RFP
3. Custodial Outsource Savings Spreadsheet
4. 6/10/25 County Maintenance Survey
5. 11/19/25 Email re Dept 1 Budget Amendment
6. 11/21/25 Email re BOS Motion and Notes
7. 11/22/25 Email re BOS Motion and Notes
8. 12/8/25 Email re Budget Amendment
9. 12/8/25 Email re BOS Motion and Notes
10. AO Resolution 120925A
11. AO Resolution 120925D
12. 3/30/2026 Board of Supervisors Meeting Minutes

13. SPV 033026D
14. 4/2/26 Email re Budget Reductions
15. 4/14/26 Building and Ground Supervisor Job Description
16. Facilities Roles Summary
17. 4/28/26 Board of Supervisors Meeting Minutes
18. SPV 051226A
19. SPV 052226A

Respectfully submitted,

BELIN McCORMICK, P.C.

A handwritten signature in dark ink, appearing to read "Michael S. Boal", is written over a horizontal line.

Michael S. Boal AT0012649
606 Walnut Street, Suite 2000
Des Moines, IA 50309-3980
Telephone: (515) 283-4621
Facsimile: (515) 558-0621
msboal@belinmccormick.com
Attorneys for Defendants

I, Heather Stancil, as Chair and Member of the Madison County Board of Supervisors and Defendant in this action, submit this Return of Writ of Certiorari served upon me on May 29, 2026.


Name


Date

I, Jessica Hobbs, as Member of the Madison County Board of Supervisors and Defendant in this action, submit this Return of Writ of Certiorari served upon me on May 31, 2026.

Jessica Hobbs

Jessica Hobbs (Jun 26, 2026 09:30:41 CDT)

Name

Jun 26, 2026

Date

CERTIFICATE OF SERVICE

I hereby certify on June 26, 2026, I electronically filed the foregoing with the Clerk of Court using the Iowa Electronic Document Management System which will send a notice of electronic filing to the following parties of record:

Stephen J. Swanson
Madison County Attorney
112 N. John Wayne Drive
PO Box 152
Winterset, IA 50273
sswanson@madisoncounty.iowa.gov

Signature: /s/ E. Strom

County	Population	reported_staff	approx_fte	Staff per 10k Residents	employee_type	supervision
Linn County	236482	5	5.0	0.21	Employee(s)	Board of Supervisors
Story County	104492	19	19.0	1.82	Employee(s)	Other (Director of Human Resources)
Dubuque County	99750	2	2.0	0.20	Employee(s)	Other (Auditor)
Pottawattamie County	93881	12	12.0	1.28	Employee(s)	Board of Supervisors
Warren County	58433	3 Crew and a Facilities Director	4.0	0.68	Employee(s)	Other (Auditor)
Muscatine County	41764	7	7.0	1.68	Employee(s)	Other (County Development Director)
Marshall County	40716	5	5.0	1.23	Employee(s)	Board of Supervisors
Wapello County	36209	3	3.0	0.83	Employee(s)	Board of Supervisors
Lee County	32110	3	3.0	0.93	Employee(s)	Other (Director Facilities,Safety & Risk Management)
Boone County	27053	1.5	1.5	0.55	Employee(s)	Board of Supervisors
Bremer County	25376	3	3.0	1.18	Employee(s)	Other (Our GIS guy is also Maintenance and oversees the emps)
Washington County	22785	2	2.0	0.88	Employee(s)	Other (Auditor)
Jones County	21514	2	2.0	0.93	Employee(s)	Other (Auditor is the primary Supervision. Board does get involved if need be.)
Buena Vista County	21052	3.5	3.5	1.66	Employee(s)	Board of Supervisors

County	Population	reported_staff	approx_fte	Staff per 10k	employee_type	supervision
				Residents		
Buchanan County	20749	2	2.0	0.96	Employee(s)	Other (Auditor)
Winneshiek County	19713	1.5	1.5	0.76	Employee(s)	Board of Supervisors
Henry County	18937	1 Full time and 2 Part time	2.0	1.06	Employee(s)	Other (Auditor)
Poweshiek County	18368	1	1.0	0.54	Employee(s)	Other (Auditor daily but reports updates to BOS every month)
Cedar County	18155	2	2.0	1.10	Employee(s)	Other (AUDITOR)
Crawford County	16858	2	2.0	1.19	Employee(s)	Board of Supervisors
Tama County	16640	3	3.0	1.80	Employee(s)	Board of Supervisors
Hardin County	16346	2	2.0	1.22	Employee(s)	Board of Supervisors
Mills County	14867	2	2.0	1.35	Employee(s)	Board of Supervisors
O'Brien County	14646	2	2.0	1.37	Employee(s)	Board of Supervisors
Harrison County	14602	Contracted out (no internal count)	0.0	0.00	Contract	Board of Supervisors
Butler County	14018	2 full-time and 1 part-time	2.5	1.78	Employee(s)	Other (County Auditor)
Cass County	12810	1	1.0	0.78	Employee(s)	Board of Supervisors
Wright County	12699	3	3.0	2.36	Employee(s)	Board of Supervisors
Chickasaw County	11769	2.5	2.5	2.12	Employee(s)	Board of Supervisors
Louisa County	10810	1	1.0	0.93	Employee(s)	Board of Supervisors
Mitchell County	10808	1	1.0	0.93	Employee(s)	Board of Supervisors
Hancock County	10586	2	2.0	1.89	Employee(s)	Board of Supervisors

County	Population	reported_staff	approx_fte	Staff per 10k Residents	employee_type	supervision
Franklin County	10282	3	3.0	2.92	Employee(s)	Board of Supervisors
Winnebago County	10023	2	2.0	2.00	Employee(s)	Other (Auditor)
Montgomery County	9893	1	1.0	1.01	Employee(s)	Board of Supervisors
Humboldt County	9723	1	1.0	1.03	Employee(s)	Other (They report to Auditor and then Supervisors)
Calhoun County	9553	1 full time 2 part time	2.0	2.09	Employee(s)	Board of Supervisors
Howard County	9366	2	2.0	2.14	Employee(s)	Other (Auditor)
Clarke County	9310	2.5	2.5	2.69	Employee(s)	Board of Supervisors
Sac County	9273	2	2.0	2.16	Employee(s)	Other (County Auditor)
Davis County	9249	1	1.0	1.08	Employee(s)	Other (Auditor and Board of Supervisors)
Emmet County	8932	2	2.0	2.24	Employee(s)	Board of Supervisors
Greene County	8792	1 full-time 1 part-time	1.5	1.71	Employee(s)	Board of Supervisors
Adair County	7495	1 full-time; 1 part-time	1.5	2.00	Employee(s)	Board for budget purposes/Auditor for everyday purposes
Worth County	7277	0 (fully contracted)	0.0	0.00	Contract	Board of Supervisors
Pocahontas County	6970	1	1.0	1.43	Employee(s)	Other (Auditor)
Wayne County	6782	1	1.0	1.47	Employee(s)	Other (Board of Supervisors but with guidance from Auditor)

**Staff per
10k**

County	Population	reported_staff	approx_fte	Residents	employee_type	supervision
Ida County	6760	1	1.0	1.48	Employee(s)	Board of Supervisors
Fremont County	6566	1	1.0	1.52	Employee(s)	Board of Supervisors
Osceola County	6076	1 full-time and 1 part-time	1.5	2.47	Employee(s)	Board of Supervisors
Taylor County	5641	1	1.0	1.77	Employee(s)	Board of Supervisors
Audubon County	5620	1	1.0	1.78	Employee(s)	Board of Supervisors
Ringgold County	4532	1	1.0	2.21	Employee(s)	Other (County Auditor)

EXHIBIT

2



MADISON COUNTY
Request for Proposal (RFP)
Custodial Services

Issue Date: Tuesday, February 10, 2026

Proposal Due Date/Time: Friday, March 13, 2026

Submitted To:

Madison County Board of Supervisors
c/o Board Clerk Lance Coulter
112 John Wayne Dr
PO Box 152
Winterset, IA 50273

1. Introduction and General Requirements

Madison County (hereafter referred to as "the County") is requesting sealed bid proposals from qualified vendors to provide **Custodial Services** for county-owned facilities. Attached is information relating to the expected services, information to be included in the proposal, a list of key dates, and the criteria that will be used to review the proposals. Services requested include:

- Scheduled custodial services
- Optional custodial services (as determined by proposer)
- On-call emergency response

The initial contract of two (2) years will cover the **three (3) county buildings** that are currently maintained with onsite custodial staff, with a potential expansion to **four (4) buildings**. The initial three (3) buildings include:

Madison County Courthouse
112 John Wayne Dr
Winterset, IA 50273

Madison County Annex
201 West Court Ave,
Winterset, IA 50273

Secondary Roads
1105 East Court Ave
Winterset, Iowa 50273

The potential one (1) additional building options include:

Elderly Services
1006 John Wayne Dr.
Winterset, IA 50273



A **pre-bid meeting and the initial 3 facility walkthroughs** will be held on **Monday, February 23rd, 2026, at 9 am**, beginning in the County Annex building conference room.

All questions regarding this RFP must be submitted in writing by **Monday, March 2, 2026**. Answers will be issued as an official addendum to all prospective bidders who attended the pre-bid meeting. No verbal instructions or clarifications will be binding.

Each bidding firm will submit **four (4) SEALED hard copies** and **one SEALED (1) digital copy (USB)** of its proposal by the **deadline of 4:00 p.m., Friday, March 13, 2026**, to:

Madison County Board of Supervisors
Attn: Board Clerk Lance Coulter
112 N. John Wayne Dr.
Winterset, IA 50273

Mark the envelope: **"Proposal for Custodial Services RFP – [Firm Name]"**.

Faxed proposals will not be accepted.

Emailed proposals will not be accepted.

For further information or questions please send an email to both of the following persons:

- Name: Supervisor Chair Heather Stancil
Email: hstancil@madisoncountty.iowa.gov
- Name: County Auditor Michele Brant
Email: mbrant@madisoncounty.iowa.gov

The County reserves the right to reject any or all proposals, waive informalities, and accept the proposal deemed in the best interest of the County.

2. Scope of Services

A. Custodial Services (Scheduled by Contractor)

Contractor shall provide custodial staff with reporting to County Facility Manager/County Administrator to perform routine and periodic cleaning on the schedule outlined in Appendix A – Detailed Task Schedule & Appendix B - Required Standards of Performance.

B. On-Call Support (Non-scheduled or After Hours)

- Response times:
 - Emergencies: within 2 hours
 - Non-emergency but time-sensitive: within 4 hours
- Routine custodial or oversight tasks shall be completed during business hours, except in cases of emergency and approved by Facility Manager/

3. County Facilities

The initial contract will cover:



1. Madison County Courthouse, 112 John Wayne Dr, Winterset IA
2. Madison County Annex, 201 W. Court Ave, Winterset IA
3. Secondary Roads, 1105 East Court Ave, Winterset IA

Potential expansion may include:

4. Elderly Services building, 1006 John Wayne Dr., Winterset IA

4. Contractor Responsibilities

- Provide and supervise all staff necessary to meet the scope of work, reporting to county Facility Manager/County Administrator
- Mandatory Background Checks:
 - All employees assigned to County facilities must undergo comprehensive federal, state, and local criminal background checks
 - No employee with a felony conviction, any crimes involving dishonesty, theft, violence, or offenses against vulnerable populations shall be assigned to County facilities
 - All employees assigned to County facilities must be able to work legally in the United States.
 - Proof of completed background checks must be made available to the County upon request
 - The County reserves the right to deny access to any employee at its sole discretion
- Provide all custodial supplies, consumables, and equipment unless otherwise specified
- Maintain required insurance coverage, including general liability and workers' compensation
- Comply with all applicable federal, state, and local laws, and with County policies regarding safety and facility access
- Awarded vendor shall coordinate a 1-2 week training/custodial turn over with current buildings and grounds staff. This is to ensure that the incoming vendor understands the expected scope of services. Any scheduled services that are not performed to standard become at Risk for payment
- Please see appendices for more detailed information and response formats.

5. Scalability of Services and Pricing

The County currently requires services for **three (3)** buildings. During the contract term, the County may add up to **one (1)** additional building, for a total of **four (4)** facilities.

- Contractors must demonstrate the ability to scale services accordingly
- Unit pricing (per building or per square foot, as applicable) provided in Appendix C shall remain valid for the addition of buildings during the contract term



- Additional facilities will be incorporated through a written amendment at the same unit rates proposed
- Contractors shall provide a clear methodology for cost adjustments if additional buildings are added

6. Proposal Submission Requirements

Proposals must include:

1. Company Profile – background, years in business, and relevant experience
2. Staffing Plan – description of custodial team staffing and qualifications
3. Scope Response – explanation of how services will be performed and managed
4. References – at least three (3) comparable clients
5. Pricing Proposal – completed Appendix C or proposal pricing sheet with similar response format
6. Insurance & Compliance Documentation

7. Evaluation Criteria

Proposals will be evaluated on:

- Experience and qualifications
- Staffing and oversight plan
- Responsiveness to Scope of Services
- References and past performance
- Cost competitiveness and clarity of pricing

8. Timeline

- | | |
|---|---|
| • RFP Issued: | <u>Tuesday, February 10, 2026</u> |
| • Pre-Bid Meeting & Facility Walkthrough: | <u>Monday, February 23, 2026</u> |
| • Questions Due (Written Only): | <u>Monday, March 2, 2026</u> |
| • Proposals Due: | <u>Friday, March 13, 2026</u> |
| • Bid opening & evaluation: | <u>Tuesday, March 17, 2026</u> |
| • Anticipated Award: | <u>Between Tuesday, March 17 & 24, 2026</u> |
| • Contract Start Date: | <u>Monday, June 1, 2026</u> |



9. RFP Questions

1. All questions must be submitted in writing referencing the relevant RFP section or appendix
2. The County will issue written responses in the form of an official addendum
3. Addenda will be sent to all prospective bidders who attended the pre-bid meeting
4. No verbal instructions or informal communications from County staff will alter RFP requirements

10. Submission Instructions

Each bidding firm will submit **three sealed (3) hard copies** and **one sealed (1) digital copy (USB)** of its proposal by the deadline of 4:00 p.m., Friday, March 13, 2026, to:

Madison County Board of Supervisors
Attn: Board Clerk Lance Coulter
112 N. John Wayne Dr.
Winterset, IA 50273

Mark the envelope: **"Proposal for Custodial Services RFP – [Firm Name]"**.

Late submissions will not be considered

Faxed submissions will not be considered.

Emailed submissions will not be considered.

11. Additional Instructions to Bidders & General Terms & Conditions - See Appendix D



APPENDIX A – Detailed Task Schedule

Daily

- Dry & wet cleaning restroom cleaning & sanitation, restocking of bathroom and shower supplies, drinking fountain cleaning and sanitation, trash removal. Only if needed: spot mopping & vacuuming, spot clean any glass to remove smudges and fingerprints

Weekly

- Vacuum offices, meeting rooms, common areas, entry mats with HEPA filtration vacuum
- Mop hard floors where necessary, always detailing restrooms and showers
- Clean interior glass and entry doors
- Dry and wet cleaning of showers in Secondary Roads building(s)
- Wipe down locker exteriors, benches, hooks, and seating areas in Secondary Roads buildings
- Wipe clean all public counters & lobby/hallway furniture
- Disinfect high-touch surfaces (light switches, doorknobs, phones, etc.)

Monthly

- Clean interior windows and glass
- Deep clean restrooms
- Clean/Wax/buff hard floors
- Low-dusting (up to 7 feet) of fixtures, ledges, doors, baseboards, windows, walls and surfaces
- Dust office desks and workstations (where access is granted)

Quarterly

- High-dusting (same items as monthly but above 7 feet) and vent cleaning
- Exterior entry glass cleaning

Annually (or upon request by the Facility Manager/County Administrator)

- Carpet spot cleaning or extraction/deep cleaning

On-Call / Emergency (After Hours)

- Respond to urgent facility needs
- Coordinate vendor dispatch
- Provide written incident report to Facility Manager/County Administrator and BOS within 24 hours

Schedules for above shall be shared with both Facility Manager/County Administrator and BOS.

Winning bidder and their staff shall report to the Facility Manager/County Administrator for direction. Services in office areas are only to be performed on business days (non-holidays) during business hours



with county staff present unless previously approved in writing by Facility Manager/County Administrator. Service schedules will clearly depict when each service identified will be completed. These schedules will be posted, signed, and sent weekly to the Facility Manager/County Administrator and BOS. The signed copies will then go into a logbook (binder) to be maintained at each facility. This requirement will provide accountability on the vendors' behalf of what services were/were not completed when and by whom. These documents will further assist in tracking contract compliance. The county may request that any contracted employee that fails to meet the standards of performance three (3) times be replaced.

The Contractor shall maintain a detailed inventory of all vendor janitorial/custodial material and equipment by building, floor, and room number. A copy will be provided to the county. The County is not responsible for loss or theft of vendor material or equipment. The inventory will have the following data elements at minimum:

- Item Description and picture
- Make/Model
- Serial/Stock Number Janitorial carts shall be inventoried weekly (by signature roster) and kept neat and orderly.

Equipment will be maintained so as to provide sanitary conditions.



APPENDIX B - Required Standards of Performance

Empty/Remove Trash and Recyclable Receptacles

All waste baskets and other trash containers shall be emptied and returned to their initial location. Boxes, cans and papers that are placed near a trash receptacle and marked "Trash" shall be removed. Any obvious soiled or torn plastic trash receptacle liners will be replaced with a new liner as needed. Trash shall be disposed of in plastic bags and secured with bag ties. Pick up any trash that may fall onto the facility or grounds during the removal of or act of collecting trash. Trash will be taken to the designated dumpster/bins located near the building. Material will be dumped from all bags/boxes/containers during entry and plastic bags removed and disposed of as waste. Trash receptacles will be wet cleaned to remove spills or stains that occur when the liners break or tear to keep the receptacles clean.

Vacuum Carpet

Vacuums with Beater bars will be used monthly. After being vacuumed, the carpet floor shall be free of all visible litter, debris, and soil. This includes vacuuming under the furniture. Any spots will be removed as soon as noticed. All torn carpet, unraveling, seam damage, and damage in general will be brought to the attention of the Facility Manager/County Administrator.

Cleaning Carpet

Rugs or carpets shall be cleaned by shampooing. Prior to shampooing rugs or carpets, they shall be brushed against the pile direction to loosen soil and open pile tufts. The loosened soil shall then be removed by vacuuming. Ink, oil or other stains shall be spot cleaned. Shampoo cleaning shall be accomplished using a concentrated detergent solution manufactured for this purpose. The shampooing operation shall be in accordance with the manufacturer's directions. The shampooing operation shall be followed by vacuuming the shampoo solution from the carpet, then by brushing with the pile lay and being allowed to dry.

Floor Maintenance

Chairs and trash receptacles shall be tilted or removed to maintain floors underneath. After receiving floor maintenance, the entire floor shall have a uniform, glossy appearance free of scuff marks, and other stains, and shall have a uniform coating of floor finish. All floor maintenance solutions shall be removed from baseboards, furniture, and trash receptacles. After all cleaning operations have been completed, all office furniture or other items moved shall be returned to their original location and the area will be left in an orderly condition. Floor maintenance includes mopping, dry buffing, spray buffing, stripping and waxing. After being cleaned the floor shall have a uniform lustrous appearance, with no streaks, swirl marks, detergent residue, and any evidence of soil, stains, film, debris, or standing water. There shall be no splash marks, mop streaks, nor buffer damage to furniture, wall, baseboards, nor mop strands or buffer pad particles remaining in the area. Any wet or slippery surfaces will be marked as such to ensure the safety of contractors and employees until the potential hazard is no longer an issue.

Sweep/Vacuuming Floors

After the floor has been swept/vacuumed, the entire floor surface including corners and abutments shall be free of litter dust and foreign debris. Chairs and trash receptacles shall be tilted or moved to sweep/vacuum underneath, then returned to their original location.

Low Dusting



After low dusting, all dust, lint, litter and soil shall be removed from the horizontal surfaces of desks, chairs, file cabinets, cubicle tops, tops of furniture, and other types of office furniture and equipment to include horizontal ledges, windows sills, blinds, hand-rails, etc., to 7 feet above floor level.

High Dusting

After high dusting, all dust, lint, litter, and dry soil shall be removed from all surfaces above 7 feet from the top of the floor surface.

Wet Clean

Remove smudges fingerprints, marks, streaks, etc. from washable surfaces of walls, partitions, doors, furniture, fixtures, appliances, etc. After spot cleaning, the surface shall have a clean, uniform appearance, free of streaks, spots, and other evidence of removable soil.

Clean Drinking Fountains

Remove all obvious soil, streaks, and smudges from the drinking fountains and cabinets, then disinfect all polished metal surfaces, including the orifices and drains. After cleaning, the entire drinking fountain shall be free from streaks, stains, spots, smudges, scale, and other obvious soil. Abrasives shall not be used on plated metal surfaces.

Clean Interior Glass and Mirrors

Interior glass surfaces include windows, doors, and mirrors. After the glass has been cleaned, all traces of film, dirt, smudge, water and other foreign matter shall be removed from frames, casing, sills and glass.

Clean Toilets/Urinals

Remove all fecal matter, urine, dust, debris, & other from both inside & outside the entire fixture, the toilet lid, and attached plumbing. Remove all bowl rings and discoloration to present a clean shiny appearance. Disinfect daily. Upon completion of service all toilet seats will remain up. Restock soap and paper products, empty trash and replace liners as needed.

Clean Shower areas

Clean and disinfect showers, shower stalls, walls, curtains, and doors. Scrub and sanitize floors, drains, and grout.

Secure Area (SA)

Defined as department areas which contains levels of data & information above confidential or deemed confidential/restricted. Some of these areas require confidentiality training or specialized access. These areas are identified as potential risk areas and require county employees to oversee & or be present while receiving scheduled services (normally during business hours). Departments that contain secure areas will create a service schedule to be approved by the county BOS and Facility Manager/County Administrator for submission to vendor.

Limited Access

Identified by Contract Manager and attached floorplans. If scheduled services are not completed due to limited access they will be "waived" until the next scheduled service. Vendor will ensure to document areas (individual or specific office by name/room number) where access is restricted in order to cover the attempted service.



Authority

Winning bidder and their staff shall report to the County Facility Manager/County Administrator regarding contracted custodial duties and compliance. The Madison County Board of Supervisors is the only authorized entity to make contractual changes. Vendor will NOT make changes to any contracted services at the request of unauthorized individuals. If recommendations arise directly to or from the vendor or County Facility Manager/County Administrator, they should be appropriately documented and deferred to the BOS for a response or approval.



APPENDIX C – Pricing Proposal Form

Section 1 – Custodial Services for initial 3 buildings (Scheduled)*

Description	Frequency	Monthly Cost	Annual Cost	Notes
Dry & wet cleaning restroom cleaning & sanitation, restocking of bathroom and shower supplies, drinking fountain cleaning and sanitation, trash removal. Only if needed: spot mopping & vacuuming, spot clean any glass to remove smudges and fingerprints	Daily	\$	\$	
Vacuum offices, meeting rooms, common areas, entry mats with HEPA filtration vacuum Mop hard floors where necessary, always detailing restrooms and showers Clean interior glass and entry doors Dry and wet cleaning of showers in Secondary Roads building(s) Wipe down locker exteriors, benches, hooks, and seating areas in Secondary Roads buildings Wipe clean all public counters & lobby/hallway furniture Disinfect high-touch surfaces (light switches, doorknobs, phones, etc.)	Weekly	\$	\$	
Clean interior windows and glass Deep clean restrooms Clean/Wax/buff hard floors Low-dusting (up to 7 feet) of fixtures, ledges, doors, baseboards, windows, walls and surfaces Dust office desks and workstations (where access is granted)	Monthly	\$	\$	
High-dusting (same items as monthly but above 7 feet) and vent cleaning Exterior entry glass cleaning	Quarterly	\$	\$	
Carpet spot cleaning or extraction/deep cleaning	Annually or as needed	\$	\$	

** Bids can be provided on a per building basis. Please provide a separate pricing estimate for potential 4th building*



Section 2 – Optional Custodial Services

Description	Frequency	Monthly Cost	Annual Cost	Notes
Optional Custodial Services (describe)		\$	\$	

Section 3 – On-Call / Emergency Response

Description	Rate per call	Rate hourly	Notes
After-Hours On-Call - Emergency			
After-Hours On-Call - Non-Emergency			

Section 4 – Total Contract Cost

Category	Monthly Total	Annual Total
Custodial Services	\$	\$
Optional Custodial Services	\$	\$
On-Call Emergency response	\$	\$
TOTAL CONTRACT AMOUNT	\$	\$

Contract Terms:

- Initial contract term: two (2) year with renewal options subject to Board of Supervisors approval
- Requirements as outlined in this RFP and Appendices



APPENDIX D: INSTRUCTION TO BIDDERS AND GENERAL TERMS AND CONDITIONS

1. **LANGUAGE, WORDS USED INTERCHANGEABLY** - The word "COUNTY" refers to the COUNTY OF MADISON, IOWA throughout these Instructions to Bidders and General Terms and Conditions. Similarly, BIDDER refers to the person or company submitting an offer to sell its goods or services to the COUNTY. The words QUOTATION, BID and PROPOSAL are all offers from a BIDDER, but may represent different methods of obtaining price and other information from the BIDDER.
2. **BIDDER QUALIFICATIONS** - No Bid shall be accepted from, and no contract will be awarded to, any person, firm or corporation that is in arrears to the County upon debt or contract, that is a defaulter, as surety or otherwise, upon any obligation to the County, or that is deemed irresponsible or unreliable by the County. If requested, Bidders shall be required to submit satisfactory evidence that they have a practical knowledge of the particular supply/service bid and that they have the necessary financial resources to provide the proposed supply/service as described in the attached Technical Proposal specifications.
3. **BID FORM** - Each Bidder must submit an original Bid (if a bid form is attached it must be used) plus any additional sheets provided by the Bidder that may be required for additional information. The Bidder shall sign his/her Bid correctly, and the Bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the Bid, or any irregularities of any kind. If a bid form is attached, the County will not consider replies that are not on the County's form. Bidders may submit additional information and brochures relative to the services for which they are offering pricing, but those submittals will only be considered in addition to, not in lieu of, any bid submitted on the County's form. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.
4. **SPECIFICATION DEVIATIONS BY THE BIDDER** - Any deviation from this specification MUST be noted in detail and submitted in writing and attached to the Bid Form. Completed specifications should be attached for any substitutions offered, or when amplifications are desirable or necessary. The absence of the specification deviation statement and accompanying specifications will hold the Bidder strictly accountable to the specifications as written herein. Failure to submit this document of specification deviation, if applicable, shall be grounds for rejection of the item when offered for delivery. If specifications or descriptive papers are submitted with Bids, the Bidder's name should be clearly shown on each document.
5. **BIDDER REPRESENTATION** - Each Bidder must sign the Bid with his/her usual signature and shall give his/her full business address on the form provided in this Bid.
6. **COLLUSIVE BIDDING** - The Bidder certifies that the bid submitted by said Bidder is done so without any previous understanding, agreement or connection with any person, firm, or corporation making a bid for the same contract, without prior knowledge of competitive prices, and it is, in all respects, fair, without outside control, collusion, fraud or otherwise illegal action.
7. **BROCHURES** - Bids may include adequate brochures and advertising literature describing the service offered in such fashion as to permit ready comparison with our specifications where applicable.
8. **SPECIFICATION CHANGES, ADDITIONS AND DELETIONS** - All changes in Bid documents shall be through written addendum and furnished to all Bidders. Verbal information obtained otherwise will not be considered in awarding of Bids.
9. **BID CHANGES** - Bids amendments thereto or withdrawal requests received after the time advertised for Bid Opening will be void regardless of when they were mailed.



10. **HOLD HARMLESS AGREEMENT** - The Bidder agrees to protect, defend, indemnify and hold harmless the County of Madison, its officers, and its employees, their agencies and agents, from any and all claims and damages of every kind and nature made, rendered or incurred by or on behalf of every person or corporation whatsoever, including the parties hereto and their employees that may arise, occur, or grow out of any acts, actions, work or other activity done by the Bidder, its employees, subcontractors or any independent contractors working under the direction of either the Contractor or subcontractor in the performance of this contract.
11. **COMPLETION DATE** - The completion as stated in the Bid Form shall be the time required to complete project after the award of the Contract. Where multiple items appear on a Bid request, the Bidder shall, unless otherwise stated by the County, show the completion date for each item separately. If only a single completion date is shown, it will mean that all tasks of the project included in the Bid can and will be delivered on or before the specified date. The Bidder agrees that the project will be completed in the time stated, assuming that the time between the Bid Opening and the Notice to Proceed does not exceed the number of days so stipulated. The right is reserved to reject any Bid in which the completion time indicated is considered sufficient to delay the operational needs for which the service is intended.
12. **BID REJECTION OR PARTIAL ACCEPTANCE** - The County reserves the right to reject any or all Bids. The County further reserves the right to waive technicalities and formalities in Bids, as well as to accept in whole or in part such Bids where it is deemed advisable in protection of the best interests of the County.
13. **BID CURRENCY/LANGUAGE** - All Bid prices shall be shown in US Dollars (\$). All prices must remain firm for the duration of the contract regardless of the exchange rate. All bid responses must be submitted in English.
14. **PAYMENTS** - Payments will be made for all goods/services delivered, inspected and accepted within 30 days and upon receipt of an original invoice.
15. **MODIFICATION, ADDENDA AND INTERPRETATIONS** - Any apparent inconsistencies, or any matter requiring explanation or interpretation, must be inquired into by the Bidder in writing at least 72 hours (excluding weekends and holidays) prior to the time set for the Bid Opening. Any and all such interpretations or modifications will be in the form of written addenda. All addenda shall become part of the contract documents and shall be acknowledged and dated on the Signature Page.
16. **LAWS AND REGULATIONS** - All applicable State of Iowa and federal laws, ordinances, licenses and regulations of a governmental body having jurisdiction shall apply to the award throughout as the case may be and are incorporated here by reference.
17. **TELEGRAPHIC/ELECTRONIC BID SUBMITTAL** - Telegraphic and/or bid offers sent by electronic means, other than specified herein, are not acceptable and will be rejected upon receipt. Proposing firms will be expected to allow adequate time for delivery of their bid either by airfreight, postal service, or other means.
18. **MISCELLANEOUS** - The County reserves the right to inspect Contractor's facilities prior to the award of this bid. The County reserves the right to negotiate optional items with the successful Bidder.
19. **MODIFICATION OF AGREEMENT** - No modification of award shall be binding unless made in writing and signed by the County.
20. **CANCELLATION** - Either party may cancel the award in the event that a petition, either voluntary or involuntary, is filed to declare the other party bankrupt or insolvent or in the event that such party makes an assignment for the benefit of creditors.



21. **TERMINATION OF AWARD FOR CAUSE** - If, through any cause, the successful Bidder shall fail to fulfill in a timely and proper manner its obligations or if the successful Bidder shall violate any of the covenants, agreements or stipulations of the award, the County shall thereupon have the right to terminate the award by giving written notice to the successful Bidder of such termination and specifying the effective date of termination. In that event, and as of the time that notice is given by the County, all finished or unfinished services, reports or other materials prepared by the successful Bidder shall, at the option of the County, become its property, and the successful Bidder shall be entitled to receive compensation for any satisfactory work completed, prepared documents or materials as furnished. Notwithstanding the above, the successful Bidder shall not be relieved of liability to the County for damage sustained by the County by virtue of breach of the award by the successful Bidder. The County may withhold any payments to the successful Bidder for the purpose of set-off until such time as the exact amount of damages due the County from the successful Bidder is determined.
22. **TERMINATION OF AWARD FOR CONVENIENCE** - The County may terminate the award at any time without penalty or fee by giving written notice to the successful Bidder of such termination and specifying the effective date thereof, at least sixty (60) working days before the effective date of such termination. In that event, all finished or unfinished services, reports, material(s) prepared or furnished by the successful Bidder or under the award shall, at the option of the County, become its property. If the award is terminated due to the fault of the successful Bidder, termination of award for cause relative to termination shall apply. If the award is terminated by the County as provided herein, the successful Bidder will be paid an amount as of the time notice is given by the County which bears the same ratio to the total compensation as the services actually performed bear to the total services the successful Bidder covered by the award, less payments of compensation previously made.
23. **FORCE MAJEURE** - For the purpose hereof, force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act therefore; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause whether or not of the class or kind specifically named or referred to herein not within the reasonable control of the party affected.
- A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.
 - The party who is prevented from performing by force majeure (i) shall be obligated, within a period not to exceed fourteen (14) days after the occurrence or detection of any such event to give notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and (ii) shall remedy such cause as soon as reasonably possible.
24. **ASSIGNMENT** - Bidder shall not assign this order or any monies to become due hereunder without the prior written consent of the County. Any assignment or attempt at assignment made without such consent of the County shall be void.
25. **EQUAL OPPORTUNITY** - The successful firm agrees not to refuse to hire, discharge, promote, demote, or to otherwise discriminate in matters of compensation against any person otherwise qualified solely because of race, creed, sex, national origin, ancestry or physical handicap.
26. **TIME PERIOD** - Prices are to be honored for the time period stated in your response on the Signature Page.
27. **EXTENSION** - Any or all of the awards made as a result of this Request for Bid may be extended for an additional period of time, up to one year, if mutually agreed between the parties.
28. **FOB POINT** - In terms of loss or damage, as well as where title to the goods is passed, please quote FOB - Destination.



29. **METHOD OF AWARDING/QUOTING** - The County reserves the right to make awards based on the entire bid or on an individual basis. However if you offer your bid based on an "all or none" condition, the County may consider your bid non-responsive and reject the entire bid.
30. **TAXES** - The County of Madison is exempt from sales tax and certain other use taxes. Any charges for taxes from which the County is exempt will be deducted from invoices before payment is made.
31. **BID INFORMATION IS PUBLIC** – All documents submitted with any bid or proposal shall become public documents and subject to disclosure under Iowa Code Chapter 22 unless otherwise held confidential under Chapter 22 upon opening of the bid, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the County of Madison in connection with a bid or proposal, the submitting party recognized this and waives any claim against the County of Madison and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the County of Madison and its officers and employees harmless from any claims arising from the release of any document or information made available to the County of Madison arising from any bid opportunity.
32. **PURCHASE ORDER** – Purchase Orders will not be issued from the County of Madison.
33. **"NO GIFT" STANDARD** - The County of Madison is committed to upholding the highest ethical standards in all of our business practices. This standard recognizes the need to avoid even the perception of improper gifts or favors to employees. Therefore, we ask all vendors to abide by our "No Gift" standard. The "No Gift" standard also applies to all offers of discounts or free items at any place of business targeted toward a County employee and not available to the general public, regardless of the value.
34. **CONFLICT OF INTEREST:** Disclose any potential conflicts; warrant none exist at contracting.
35. **SEPARATE CONTRACT REQUIRED:** Submission of a proposal does not create a contract; a formal, signed contract will be executed with the selected vendor that complies with the requirements of this RFP. If Contractor's exceptions or proposed responses materially alter the RFP, or if the Contractor submits its own terms and conditions or otherwise fails to follow the process described herein, the County may reject the Proposal, in its sole discretion. The County reserves the right to either award a Contract without further negotiation with the successful Contractor or to negotiate Contract terms with the successful Contractor if the best interests of the County would be served.



APPENDIX E: MINIMUM INSURANCE REQUIREMENTS

- A. At all times during the contract/agreement the outside party will carry and maintain, at the outside party's expense, the following insurance, with proof provided upon request:
1. Commercial General Liability Insurance Policy, including but not limited to, insurance for premises construction operations (when applicable), contractual liability, completed operations with respect to liability arising out of the ownership, use, occupancy or maintenance of the premises and all areas appurtenant thereto, to afford protection with respect to bodily injury, personal injury, death or property damage of not less than One Million Dollars (\$1,000,000) per occurrence combined single limit/Two Million Dollars (\$2,000,000) general aggregate.
 2. The County reserves the right to require increased liability limits, not to exceed Fifteen Million Dollars (\$15,000,000) from bidders, should the project represent an elevated hazard level to the County as determined by the Madison County Board of Supervisors.
 3. Comprehensive Automobile Liability Insurance Policy with limits for each occurrence of not less than One Million Dollars (\$1,000,000) Combined Single Limit with respect to bodily injury, property damage or death.
 4. Workers Compensation Insurance Policy or similar insurance in form and amounts required by law.
- B. Should the bid require design elements (i.e. architectural, engineering, or professional system designs), the outside party may be required to carry professional errors and omissions coverage with a limit for each claim of not less than One Million Dollars (\$1,000,000).
- C. Coverage must be maintained by a financially stable carrier with a minimum AM Best rating of A-. It will be the outside party's responsibility to provide proof of its carrier's rating.
- D. The outside party shall agree to the following:
1. Madison County will be named as an additional insured with respect to all casualty insurance policies.
 2. Certificate of insurance will be submitted to the County Auditor's Office prior to commencement of the contract/agreement and shall include a thirty-day notice of cancellation provision.
 3. If the outside party fails to perform any of its obligations under the County's Insurance and Policy Requirements, Madison County reserves the right to either purchase the required insurance coverage and assess the cost directly to the outside party, or to declare the outside party's bid invalid.
 4. Hold Harmless Agreement – The outside party shall indemnify and hold harmless Madison County, its agents and employees, from and against all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense:
 - a. is attributable to bodily injury, sickness, disease or death, or to the damage to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and
 - b. is caused in whole or in part by any negligent act or omission of the outside party or its subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.



c. Each contract/agreement shall contain the following language (when applicable): Contractor/Permitee/Licensee agrees that for all work done in the county road right of ways, easements and county property, it shall be solely responsible for work zone safety and shall hold the County harmless and agree to indemnify the County for all claims that arise from its work in the right of way, and further, it agrees that it will adhere to the Manual on Uniform Traffic Control Devices during the project



Expenditures	FY26 Budget	FY27 Budget-proposed	FY27 after outsourcing
Salaries	\$ 131,930.28	\$ 135,888.19	\$ 70,000.00
OT	\$ 23,235.70	\$ -	\$ -
FICA	\$ 11,870.20	\$ 10,395.45	\$ 5,355.00
IPERS	\$ 14,647.67	\$ 12,827.85	\$ 6,608.00
Benefits	\$ 34,888.00	\$ 31,700.00	\$ 18,000.00
Custodial supplies	\$ 20,000.00	\$ 21,000.00	\$ 5,000.00
New Vendor	\$ -	\$ -	\$ 61,800.00
	\$ 236,571.85	\$ 211,811.48	\$ 166,763.00

Net savings from FY26: \$ (69,808.85)
Net savings from proposed FY27: \$ (45,048.48)

County Courthouse/Administration Building Custodial and Maintenance

Survey conducted by Iowa State Association of Counties. Survey sent to county auditors: 6/6/25. Results pulled: 6/10/25.

County:	Employee or Contract:	Supervision/Report:	Number of Custodial/Grounds Employees (if applicable):
Adair	Employee(s)	Other (please name)	1 full-time; 1 part-time/on-call
Audubon	Employee(s)	Board of Supervisors	1
Audubon	Employee(s)	Board of Supervisors	1
Boone	Employee(s)	Board of Supervisors	1.5
Bremer	Employee(s)	Other (please name)	3
Buchanan	Employee(s)	Other (please name)	2
Buena Vista	Employee(s)	Board of Supervisors	3.5
Butler	Employee(s)	Other (please name)	2 full-time and 1 part-time
Calhoun	Employee(s)	Board of Supervisors	1 full time 2 part time
Cass	Employee(s)	Board of Supervisors	1
Cedar	Employee(s)	Other (please name)	2
Chickasaw	Employee(s)	Board of Supervisors	2.5
Clarke	Employee(s)	Board of Supervisors	2.5
Crawford	Employee(s)	Board of Supervisors	2
Davis	Employee(s)	Other (please name)	1
Dubuque	Employee(s)	Other (please name)	2
Emmet	Employee(s)		2
Franklin	Employee(s)	Board of Supervisors	3
Fremont	Employee(s)	Board of Supervisors	1
Greene	Employee(s)	Board of Supervisors	1 full-time 1 part-time
Hancock	Employee(s)	Board of Supervisors	2
Hardin	Employee(s)	Board of Supervisors	2
Harrison	Contract	Board of Supervisors	
Henry	Employee(s)	Other (please name)	1 Full time and 2 Part time
Howard	Employee(s)	Other (please name)	2
Humboldt	Employee(s)	Other (please name)	1
Ida	Employee(s)	Board of Supervisors	1
Jones	Employee(s)	Other (please name)	2
Lee	Employee(s)	Other (please name)	3
Linn	Employee(s)	Board of Supervisors	5
Louisa	Employee(s)	Board of Supervisors	1
Marshall	Employee(s)	Board of Supervisors	5
Mills	Employee(s)	Board of Supervisors	2
Mitchell	Employee(s)	Board of Supervisors	1
Montgomery	Employee(s)	Board of Supervisors	1
Muscatine	Employee(s)	Other (please name)	7
O'Brien	Employee(s)	Board of Supervisors	2
Osceola	Employee(s)	Board of Supervisors	1 full-time and 1 part-time
Pocahontas	Employee(s)	Other (please name)	1
Pottawattamie	Employee(s)	Board of Supervisors	12
Poweshiek	Employee(s)	Other (please name)	1
Ringgold	Employee(s)	Other (please name)	1
Sac	Employee(s)	Other (please name)	2
Story	Employee(s)	Other (please name)	19
Tama	Employee(s)	Board of Supervisors	3
Taylor	Employee(s)	Board of Supervisors	1
Wapello	Employee(s)	Board of Supervisors	3
Warren	Employee(s)	Other (please name)	3 Crew and a Facilities Director
Washington	Employee(s)	Other (please name)	2
Wayne	Employee(s)	Other (please name)	1
Winnebago	Employee(s)	Other (please name)	2
Winneshiek	Employee(s)	Board of Supervisors	1.5
Worth	Contract	Board of Supervisors	0
Wright	Employee(s)	Board of Supervisors	3

From: [Heather Stancil](#)
To: [Michele Brant](#)
Subject: Dept 1 budget amendment



Michele,

When do you need the information for our department amendment? You had said you sent information to the department heads on this, but I don't recall getting anything.

Thanks.

Heather Stancil
Chair, Board of Supervisors
Madison County, IA

From: [Heather Stancil](#)
To: [Michele Brant](#)
Subject: BOS motion & Notes for Budget amendment
Attachments: [MadisonCountyIT 22286 WatchGuard AP's Updated.pdf](#)
[SPV 062725C Approving renewal with ICAP and IMWA.pdf](#)
[Madison County 10340494r1.csv](#)
[Madison County IBM Power 10 Server Proposal - 2025.docx](#)



Michele

Wanted to send you what the BOS approved by motion today, as well as the notes I have been taking for potential budget amendments to ensure nothing still necessary is missed.

BOS motions today:

- Ahlers was to send a letter to OPN & Breitholz regarding the issues found by the inspector and engineer and invite their representatives to join the inspector & engineer on a walk through with a county Supervisor to go over what was found. Per the advice of both Steve and Brad from Ahlers, attorneys would not be present. I was designated the Supervisor to attend.
- Approved an additional \$55,000 to be added as a budget amendment to allow expenditures for all outside counsel needs, to include the costs of the inspector and engineer as part of the engagement on the above. I am not sure where you would like to put this, but I was thinking Dept 1 as a new account line item(s). Let me know if you have a different idea.

Here are my notes for potential budget expenditure amendments, but not sure if all are still needed:

IT

- Watchguard Access point replacements: \$6,428 (see attached bid) *Note that this is needed due to end of life, so we should probably have this ready for consideration for approval for purchase immediately after the budget amendment, assuming it is approved*
- Server replacement: \$63,387 (see attached IBM server proposal with bid detail csv file). *Note that price increases happen in January, so we should probably have this ready for consideration for approval for purchase immediately after the budget amendment, assuming it is approved*
- GeoPermitting software: \$22,200 (I believe this is the annual license cost – was paid out of ARPA prior to FY26 but it should now be a separate line item in the IT budget. This was paid out of the computer equipment line item for FY26 but should have its own software line item in IT budget for future reference. We would need to confirm next year's cost)

Emergency Management

- County contribution increase of \$61,274 was missed (my notes say this may need to be a new account line under General Supplemental)

Conservation

- Garbage, Salary, IPERS, FICA: \$3,515 (I think garbage was supposed to be \$4000, was put in as \$500)

Environmental Health

Benefit increase: \$2,700

Ambulance/EMS

- Longevity increase: \$351

Secondary Roads

- Longevity increase: \$271

Workman's comp/Insurance changes

- Workman's comp premium increased, ICAP premium decreased, net difference: \$24,583 (these changes happened after budget was approved - see attached resolution with documents)

Earlham grant

- Pass thru expenditure: \$10,664 (not sure if it is also on revenue side)

Let me know if you have any questions. Thank you!

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***



Solutions, Inc
 Phone: (712) 262-4520
 Fax: (712) 262-3477
 2311 West 18th Street
 Spencer, IA 51301

Quote
No.: 22286
Date: 5/7/2025

Prepared for:

Madison County IA IT Office
 PO Box 152
 112 N John Wayne Dr
 Winterset, IA 50273 U.S.A.

Prepared by: Tom Shemon
 Account No.: 2963
 Phone: (515) 468-8591
 Fax: (515) 462-5888

Quantity	Description	UOM	Sell	Total
61AN-AP325-02	35AP05EA3-D6F0 Exp: Jun 17, 2025			
61AN-AP325-03	35AP05E53-D6D7 Exp: Jun 17, 2025			
61AN-AP325-04	35AP05CA7-1411 Exp: Jun 17, 2025			
61AN-AP325-05	35AP054CE-4B20 Exp: Jun 17, 2025			
61CH-AP325-04	35AP04D43-7A86 Exp: Jun 4, 2025 AP 325			
61CH-AP325-05	- IT 35AP04D10-2BC5 Exp: Jun 4, 2025 AP 325			
61CH-AP325-06-3U	35AP056AE-EB80 Exp: Jun 4, 2025 AP 325			
61AN-AP325-01	35AP05EE0-17B2 Exp: Jun 17, 2025 AP 325			
61AN-AP325-06	35AP0558A-B852 Exp: Jun 17, 2025 AP 325			
Current AP325's end of life on 31 Dec 2026 so they can not longer be renewed.				
9	WatchGuard AP330 - wireless access point - Wi-Fi 6 - cloud-managed	EA	\$503.19	\$4,528.71
<i>Product Description WatchGuard AP330 - wireless access point - Wi-Fi 6 - cloud-managedDevice Type Wireless access pointForm Factor External - indoorProcessor 1 x Qualcomm 1.6 GHzRAM 1 GBFlash Memory 256 MBData Link Protocol IEEE 802.11b, IEEE 802.11a, IEEE 802.11g, IEEE 802.11n, IEEE 802.11ac, IEEE 802.11ax (Wi-Fi 6)Frequency Band 2.4 GHz, 5 GHzPerformance Maximum data rate (2.4 GHz): 574 Mbps / Maximum data rate (5 GHz): 1201 MbpsPower Over Ethernet (PoE) Supported PoE+Dimensions (WxDxH) 8.1 in x 8.1 in x 1.3 inWeight 29.98 ozManufacturer Warranty 1-year warranty</i>				
9	WatchGuard USP Wi-Fi Management - subscription license (3 years) - 1 license Goes with Access Point	EA	\$211.00	\$1,899.00
<i>Product Description WatchGuard USP Wi-Fi Management - subscription license (3 years) - 1 licenseProduct Type Subscription license - 3 yearsCategory Online & appliance based services - cloud-based managementLicense Qty 1 license</i>				

Your Price: \$6,427.71

Total: \$6,427.71

Prices are firm until 7/31/2025 Terms: Net 30

Prepared by: Tom Shemon, tshemon@gmdsolutions.com

Date: 5/7/2025

*** PLEASE DO NOT SUBMIT PAYMENT BASED ON THIS QUOTE - YOU WILL BE INVOICED ***

Accepted by: _____ **Date:** _____

Disclaimer

Please sign on the bottom of this proposal your acceptance of this quote and email back to my attention. Thank you for your consideration. Unless otherwise noted in your above quote, shipping charges will be added to orders. Installation and training costs

Quote

No.: **22286**

Date: 5/7/2025

can be estimated at a per employee cost of \$115 - \$240 an hour if these costs are not already included in your quote. Travel is based on your Location for a round trip from our offices in Spencer. Please see your standard contracts for these rates.

SPV-RESOLUTION-062725C

WHEREAS, Madison County is a member of the Iowa Communities Assurance Pool (ICAP) for commercial package insurance and a member of the Iowa Municipalities Workers' Compensation Association (IMWCA) for coverage of workers' compensation and related employer liability;

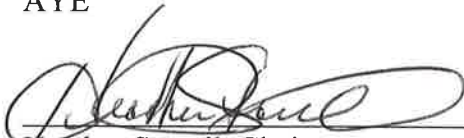
WHEREAS, current coverage from each entity is effective 1 July 2024 through 30 June 2025, so each entity has presented a renewal package for Fiscal Year Ending 2026;

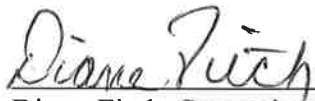
WHEREAS, Madison County Board of Supervisors desires to remain a member of ICAP and of IMWCA;

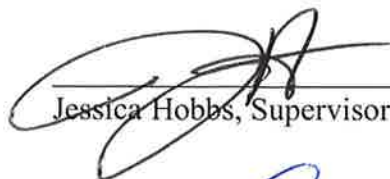
THEREFORE, HEREBY BE IT RESOLVED, based upon the foregoing, that the Madison County Board of Supervisors approve the attached renewal information and exhibits with each Iowa Communities Assurance Pool and Iowa Municipalities Workers' Compensation Association effective 1 July 2025 through 30 June 2026.

MADISON COUNTY BOARD OF SUPERVISORS

AYE


Heather Stancil, Chair


Diane Fitch, Supervisor


Jessica Hobbs, Supervisor

ATTEST: 
Teri Kaczinski, Madison County Auditor

NAY

Heather Stancil, Chair

Diane Fitch, Supervisor

Jessica Hobbs, Supervisor

Date: 6-30-21



Commitment to Continue Membership

I, Madison County, do hereby affix my signature to this form and promise to submit the contribution of \$359,786.00 (less attached vouchers if applicable) by

July 31, 2025 In order to fulfill this commitment, our check will be received by the Iowa Communities Assurance Pool, at the address on this form, no later than July 31, 2025

Printed Name

Heather Stancil

Signature

[Handwritten Signature]

Date

6/27/25

Iowa Communities Assurance Pool
12951 University Ave, Ste 120
Clive, IA 50325



Anniversary Information Acknowledgement

The undersigned representative of the Madison County acknowledges that he/she:

- ☒ Reviewed the information provided on all Iowa Communities Assurance Pool applications and all applicable supplemental applications.
- ☒ Reviewed all applicable property and vehicle schedules.
- ☒ Confirms, to the best of his/her knowledge, that all information provided is complete and accurate.
- ☒ Reviewed the optional coverage(s) offered by the Iowa Communities Assurance Pool for increased limits. After consideration of the coverage(s) offered and the contribution for same, Madison County has elected to:
 - ☒ Waive any and all coverage(s) and any applicable contribution charges. Madison County understands that to add increased limits coverage in the future, it will be subject to Iowa Communities Assurance Pool's approval and underwriting guidelines at the time of the request and that such request must be made in writing. In addition, Madison County will not hold the Iowa Communities Assurance Pool responsible for this decision to waive optional coverage(s).
 - ☐ Accept the increased limits: _____
(Limit of Liability Accepted)

Executed on the 27 day of June, in the year 2025, by the undersigned duly authorized officer of the Governmental Subdivision (Madison County) indicated below:

BY: 

Title: CHAIR, BOS

Member: Madison County
Member Number: 900
Anniversary Date: 07/01/2025



INVOICE

FOR

Madison County

Anniversary Date: 07/01/2025

**12951 University Ave, Ste 120
Clive, IA 50325
www.icapiowa.com**



Member Invoice

Member Name: Madison County

Anniversary Date: 07/01/2025

Policy Number: R0900PC2025-01

Coverage	Limit of Coverage	Contribution
General Liability	\$2,000,000	\$35,881.00
Cyber	\$250,000	\$2,047.00
Automobile Liability	\$2,000,000	\$24,042.00
Law Enforcement Liability	\$2,000,000	\$16,342.00
Public Officials Wrongful Acts	\$2,000,000	\$5,600.00
Excess Liability	\$3,000,000	\$13,584.00
Vehicles	\$5,271,935	\$28,179.00
Property	\$61,388,905	\$196,691.00
Equipment Breakdown	Included	Included
Crime	\$10,000	\$0.00
Bond		\$1,444.00
Marketing and Administrative Fees		\$35,976.00
TOTAL CONTRIBUTION		\$359,786.00

Payment for this invoice can be submitted electronically via the ICAP website. Please visit www.icapiowa.com and click "Member Pay" at the top right of the page to pay via ACH transfer.

Payment for this invoice can be submitted electronically via the ICAP website. Please visit www.icapiowa.com and click "Member Pay" at the top right of the page to pay via ACH transfer. There is no fee for utilizing this service. If you require assistance or prefer to pay via check, please contact the ICAP office via 1-(800) 383-0116.



Quote Summary

Madison County

Anniversary Date: 07/01/2025

Coverage	Contribution	Limit of Coverage	Deductible	Retroactive Date	Coverage Effective
General Liability	\$35,881.00	\$2,000,000	\$0	07/01/2025	07/01/2025
Cyber	\$2,047.00	\$250,000	\$10,000		07/01/2025
Automobile Liability	\$24,042.00	\$2,000,000	\$0	07/01/2025	07/01/2025
Law Enforcement Liability	\$16,342.00	\$2,000,000	\$3,000	07/01/2025	07/01/2025
Public Officials Wrongful Acts	\$5,600.00	\$2,000,000	\$2,500	07/01/2025	07/01/2025
Excess Liability	\$13,584.00	\$3,000,000			07/01/2025
Vehicles	\$28,179.00	\$5,271,935	See Schedule		07/01/2025
Property	\$196,691.00	\$61,388,905	See Schedule		07/01/2025
Equipment Breakdown	Included	Included	Included		Included
Crime	\$0.00	\$10,000	\$500		07/01/2025
Bond	\$1,444.00				07/01/2025
TOTAL CONTRIBUTION	\$323,810.00				
Agency Fee	\$34,045.00				
CRMS	\$1,931.00				
FINAL CONTRIBUTION	\$359,786.00				

Excess Liability Options:
See next page.

This quotation expires on the Proposed Effective Date.



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
1 - 1: 112 N. John Wayne Dr. Winterset, IA 50273 Courthouse	28,633	3		1876		4	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$22,819,890			RC				\$2,500			
Personal Property	\$1,135,987			RC				\$2,500			
Total Location TIV	\$23,955,877										
10 - 18: 1900 Pammell Park Rd. Winterset, IA 50273 Shop/Storage		1				1	10	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$141,453			RC				\$2,500			
Personal Property	\$6,837			RC				\$2,500			
Total Location TIV	\$148,290										
10 - 19: 1900 Pammell Park Rd. Winterset, IA 50273 Storage		1				1	10	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$7,072			RC				\$2,500			
Personal Property	\$1,368			RC				\$2,500			
Total Location TIV	\$8,439										
10 - 42: 1900 Pammell Park Rd. Winterset, IA 50273 Ranger Dwelling		1				1	10	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$215,536			RC				\$2,500			
Personal Property	\$27,353			RC				\$2,500			
Total Location TIV	\$242,890										
11 - 20: 202 S. West St. Macksburg, IA 50155 Shop/Motor Grader Storage-Zone 9		1				1	10	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$34,639			RC				\$2,500			
Personal Property	\$1,368			RC				\$2,500			
Miscellaneous Property Scheduled	\$808,485			RC				\$1,000			
Total Location TIV	\$844,492										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
12 - 21: S. 4th Ave. Winterset, IA 50273 Water Tower Shed		1				2	10	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$7,615			RC				\$2,500			
Personal Property	\$91,128			RC				\$2,500			
Total Location TIV	\$98,743										
13 - 22: 1012 N. John Wayne Dr. Winterset, IA 50273 Jail/Sheriff's Office	6,120	1		1993		4	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$2,327,884			RC				\$2,500			
Personal Property	\$241,476			RC				\$2,500			
Total Location TIV	\$2,569,360										
13 - 23: 1012 N. John Wayne Dr. Winterset, IA 50273 140' Tower Rohm Mdl SSW						3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$52,764			RC				\$2,500			
Personal Property	\$0			RC				\$2,500			
Total Location TIV	\$52,764										
14 - 24: 302 Long St. Patterson, IA 50218 Shop/Motor Grader Storage-Zone 6		1				3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$34,639			RC				\$2,500			
Personal Property	\$1,368			RC				\$2,500			
Miscellaneous Property Scheduled	\$404,242			RC				\$1,000			
Total Location TIV	\$440,249										
15 - 25: Monument Park Winterset, IA 50273 Monument & Limestone Arch						1	4	N	N	N	N
	Value			Valuation				Deductible			
Fine Arts	\$73,172			RC				\$1,000			
Total Location TIV	\$73,172										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
16 - 26: 1903 Pitzer Rd. Winterset, IA 50273 Shop/Motor Grader Storage-Zone 8						3	10	Y	N	N	Y
	Value					Valuation					Deductible
Building	\$34,639					RC					\$2,500
Personal Property	\$1,368					RC					\$2,500
Miscellaneous Property Scheduled	\$404,242					RC					\$1,000
Total Location TIV	\$440,249										
18 - 28: 209 E. Madison St. Winterset, IA 50273 MH/PHA/SS Office	7,224	1		1985		1	4	Y	N	N	Y
	Value					Valuation					Deductible
Building	\$933,154					RC					\$2,500
Personal Property	\$94,767					RC					\$2,500
Total Location TIV	\$1,027,921										
18 - 55: 209 E. Madison St. Winterset, IA 50273 Storage Shed						1	4	Y	N	N	Y
	Value					Valuation					Deductible
Building	\$6,665					RC					\$2,500
Personal Property	\$0					RC					\$2,500
Total Location TIV	\$6,665										
19 - 29: 2799 Pioneer Ave. Peru, IA 50222 Maintenance Shed-Zone 7		1				1	10	Y	N	N	Y
	Value					Valuation					Deductible
Building	\$34,639					RC					\$2,500
Personal Property	\$1,368					RC					\$2,500
Miscellaneous Property Scheduled	\$404,242					RC					\$1,000
Total Location TIV	\$440,249										
2 - 2: 1103 E. Court Ave. Winterset, IA 50273 Office, Garage, Main Maintenance Shop	23,360	1		1990		3	4	Y	N	N	Y
	Value					Valuation					Deductible
Building	\$3,029,995					RC					\$2,500
Personal Property	\$272,811					RC					\$2,500
Miscellaneous Property Scheduled	\$7,467,535					RC					\$1,000
Total Location TIV	\$10,770,341										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
20 - 30: Fellowship Forest Winterset, IA 50273 Picnic Shelter		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$64,204					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$64,765										
20 - 31: Fellowship Forest Winterset, IA 50273 Restroom		1				2	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$8,232					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$8,793										
21 - 32: Margaret Guye Woods Winterset, IA 50273 Pedestrian Suspension Bridge						1	10	Y	N	N	N
	Value					Valuation		Deductible			
Building	\$21,642					RC		\$2,500			
Personal Property	\$0					RC		\$2,500			
Total Location TIV	\$21,642										
23 - 34: 2487 130th St. Van Meter, IA 50261 Motor Grader Storage-Zone 2		1				3	10	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$34,639					RC		\$2,500			
Personal Property	\$1,368					RC		\$2,500			
Miscellaneous Property Scheduled	\$404,242					RC		\$1,000			
Total Location TIV	\$440,249										
24 - 35: 1686 115th St. Earlham, IA 50072 Shop/Motor Grader Storage-Zone 5		1				3	7	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$34,639					RC		\$2,500			
Personal Property	\$1,368					RC		\$2,500			
Miscellaneous Property Scheduled	\$404,242					RC		\$1,000			
Total Location TIV	\$440,249										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
25 - 36: 1006 N. 1st St./Rear Winterset, IA 50273 Storage		1				3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$51,457			RC				\$2,500			
Personal Property	\$6,837			RC				\$2,500			
Total Location TIV	\$58,294										
26 - 37: S15, T75N, R28W/Pammel Park Winterset, IA 50273 Nature Center		1				1	10	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$217,313			RC				\$2,500			
Personal Property	\$13,676			RC				\$2,500			
Total Location TIV	\$230,989										
27 - 39: 1105 E. Court Ave. Winterset, IA 50273 Engineer's Office	3,690	1		2000		3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$824,131			RC				\$2,500			
Personal Property	\$136,770			RC				\$2,500			
Total Location TIV	\$960,901										
28 - 7: Pammell Park Winterset, IA 50273 Yurt Sleeping Cabin		1				1	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$42,654			RC				\$2,500			
Personal Property	\$4,103			RC				\$2,500			
Total Location TIV	\$46,758										
28 - 8: Pammell Park Winterset, IA 50273 Yurt Sleeping Cabin		1				1	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$42,654			RC				\$2,500			
Personal Property	\$4,103			RC				\$2,500			
Total Location TIV	\$46,758										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
28 - 40: Pammell Park Winterset, IA 50273 Restrooms w/Shower & Bathrooms		1				2	10	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$171,271					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$171,832										
28 - 41: Pammell Park Winterset, IA 50273 Shelter House/Lodge	2,097	1		1928		1	10	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$392,751					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$393,312										
29 - 43: Section 16, Lincoln Township/Pammell Park Winterset, IA 50273 Backbone Shelter		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$71,759					RC		\$2,500			
Personal Property	\$2,681					RC		\$2,500			
Total Location TIV	\$74,440										
3 - 6: 2273 Clark Tower Rd. Winterset, IA 50273 Conservation Office/Headquarters		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$292,916					RC		\$2,500			
Personal Property	\$36,983					RC		\$2,500			
Miscellaneous Property Scheduled	\$188,176					RC		\$1,000			
Total Location TIV	\$518,075										
30 - 44: 112 N. 1st St. Winterset, IA 50273 (4) Civil War 61B Infantry Cannons						1	4	N	N	N	N
	Value					Valuation		Deductible			
Fine Arts	\$359,040					RC		\$1,000			
Total Location TIV	\$359,040										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Firs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
31 - 45: County Road G47 Winterset, IA 50273 Roseman Covered Bridge				1883		1	4	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$943,016			ACV				\$2,500			
Personal Property	\$0			ACV				\$2,500			
Total Location TIV	\$943,016										
32 - 49: Holliwell Bridge Rd. Winterset, IA 50273 Holliwell Covered Bridge				1880		1	10	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$943,016			ACV				\$2,500			
Personal Property	\$0			ACV				\$2,500			
Total Location TIV	\$943,016										
33 - 47: County Road G31 Winterset, IA 50273 Hogback Covered Bridge				1884		1	10	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$943,016			ACV				\$2,500			
Personal Property	\$0			ACV				\$2,500			
Total Location TIV	\$943,016										
34 - 48: 300 S. 9th St. Winterset, IA 50273 Cutler-Donahoe Covered Bridge				1871		1	10	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$943,016			ACV				\$2,500			
Personal Property	\$0			ACV				\$2,500			
Total Location TIV	\$943,016										
35 - 51: 201 W. Court Ave. Winterset, IA 50273 Office Space - Annex	4,640			1972		3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$865,689			RC				\$2,500			
Personal Property	\$56,100			RC				\$2,500			
Total Location TIV	\$921,789										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
36 - 3: 221 N. 10th St. Winterset, IA 50273 Sign Shop		1				3	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$89,061					RC		\$2,500			
Personal Property	\$159,536					RC		\$2,500			
Total Location TIV	\$248,597										
36 - 4: 221 N. 10th St. Winterset, IA 50273 Salt Storage		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$55,419					RC		\$2,500			
Personal Property	\$6,837					RC		\$2,500			
Total Location TIV	\$62,256										
36 - 5: 221 N. 10th St. Winterset, IA 50273 Sand Storage		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$43,542					RC		\$2,500			
Personal Property	\$8,205					RC		\$2,500			
Total Location TIV	\$51,747										
37 - 52: North of Winterset/Cedar Bridge Winterset, IA 50273 Cedar Bridge w/Fire Suppression System			Full	2019		1	4	Y	N	N	N
	Value					Valuation		Deductible			
Building	\$943,016					ACV		\$2,500			
Personal Property	\$0					ACV		\$2,500			
Total Location TIV	\$943,016										
38 - 57: 1900 Pammel Park Rd. Winterset, IA 50273 Conservation Center	12,500	1		2021		1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$4,056,030					RC		\$2,500			
Personal Property	\$1,122					RC		\$2,500			
Total Location TIV	\$4,057,152										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Splkr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
39 - 54: 209 Wambold Dr. Winterset, IA 50273 Emergency Medical Services Building	8,367	1		2021		3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$2,799,166			RC				\$2,500			
Personal Property	\$235,998			RC				\$2,500			
Total Location TIV	\$3,035,164										
4 - 9: Criss Cove Park Winterset, IA 50273 Restroom		1				1	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$20,693			RC				\$2,500			
Personal Property	\$561			RC				\$2,500			
Total Location TIV	\$21,254										
40 - 56: 200 Block of W. Court Ave. Winterset, IA 50273 Garage on Parking Lot						3	4	Y	N	N	Y
	Value			Valuation				Deductible			
Building	\$26,659			RC				\$2,500			
Personal Property	\$0			RC				\$2,500			
Total Location TIV	\$26,659										
41 - 46: 500 E. Main St. St. Charles, IA 50240 Imes Covered Bridge				1870		1	10	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$943,016			ACV				\$2,500			
Personal Property	\$0			ACV				\$2,500			
Total Location TIV	\$943,016										
42 - 58: 2503 250th Lane Winterset, IA 50273 Scott Township One-Room School House						1	10	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$81,600			ACV				\$2,500			
Total Location TIV	\$81,600										
43 - 59: NE Corner of Timber Ridge Ave. & 120th St. Van Meter, IA 50261 Lee Township One-Room School House						1	10	Y	N	N	N
	Value			Valuation				Deductible			
Building	\$81,600			ACV				\$2,500			
Total Location TIV	\$81,600										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
5 - 10: Cedar Bridge Park Winterset, IA 50273 South Gazebo		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$25,727					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$26,288										
5 - 11: Cedar Bridge Park Winterset, IA 50273 Restroom		1				2	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$14,145					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$14,706										
5 - 12: Cedar Bridge Park Winterset, IA 50273 North Gazebo		1				1	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$20,922					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$21,483										
6 - 13: Goeldner Woods Park Winterset, IA 50273 Restroom		1				2	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$14,145					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$14,706										
7 - 14: 1006 & 1008 N. 1st St. Winterset, IA 50273 Ambulance Garage & Senior Center	6,864	1		1975		3	4	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$991,998					RC		\$2,500			
Personal Property	\$56,100					RC		\$2,500			
EDP - Hardware	\$33,202					RC		\$1,000			
Miscellaneous Property Scheduled	\$80,784					RC		\$1,000			
Total Location TIV	\$1,162,084										



Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Location Description	Area	# of Flrs	Auto Spklr	Year Built	Year Reno	Con Code	Pro Class	Equip Break	FL	EQ	Blank Limit
8 - 15: Scott Township/Middle River Park Winterset, IA 50273 Picnic Shelter		1				1	10	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$129,132					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$129,693										
8 - 16: Scott Township/Middle River Park Winterset, IA 50273 Restroom		1				1	10	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$29,686					RC		\$2,500			
Personal Property	\$561					RC		\$2,500			
Total Location TIV	\$30,247										
9 - 17: 505 S. West St. Truro, IA 50257 Shop/Motor Grader Storage-Zone 4		1				3	8	Y	N	N	Y
	Value					Valuation		Deductible			
Building	\$34,639					RC		\$2,500			
Personal Property	\$1,368					RC		\$2,500			
Miscellaneous Property Scheduled	\$404,242					RC		\$1,000			
Total Location TIV	\$440,249										
98 - 98: Various Locations Winterset, IA 50273											
	Value					Valuation		Deductible			
Miscellaneous Property Unscheduled	\$347,737					RC		\$1,000			
Total Location TIV	\$347,737										

Total Blanket TIV	\$43,762,385
Building	\$46,988,795
Personal Property	\$2,616,525
EDP - Hardware	\$33,202
Fine Arts	\$432,212
Miscellaneous Property Scheduled	\$10,970,434
Miscellaneous Property Unscheduled	\$347,737
Total TIV	\$61,388,905
APD TIV	\$5,271,935
Grand Total TIV	\$66,660,840



Additional Property Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

2 - 2 - 1103 E. Court Ave., Winterset, IA 50273

Line	Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1	Miscellaneous Property Scheduled	Caterpillar D-6	10K6658	\$591,600	RC	\$1,000
2	Miscellaneous Property Scheduled	John Deere Tractor M#6310 & Rhino Mower M#FL10	L06310M243 102	\$79,764	RC	\$1,000
3	Miscellaneous Property Scheduled	Leased/Rented Contractors Equipment	NULL	\$336,600	RC	\$1,000
4	Miscellaneous Property Scheduled	2024 Caterpillar 140JOY-BR Motor Grader	CAT00140HE B201322	\$405,960	RC	\$1,000
5	Miscellaneous Property Scheduled	2024 Caterpillar 140JOY-BR Motor Grader	CAT00140CE B201324	\$405,960	RC	\$1,000
6	Miscellaneous Property Scheduled	2024 Caterpillar PC306 Skid Steer Loader Cold Planer	ERC02821	\$25,778	RC	\$1,000
7	Miscellaneous Property Scheduled	2024 Hotsy 1454N Pressure Washer	11092030- 000006	\$19,635	RC	\$1,000
8	Miscellaneous Property Scheduled	1987 Caterpillar D5H Dozer	8RC00912	\$403,920	RC	\$1,000
9	Miscellaneous Property Scheduled	1989 John Deere 2755 Tractor	L02755A6786 32	\$79,764	RC	\$1,000
10	Miscellaneous Property Scheduled	2005 Caterpillar 140H Motor Grader	CCA01810	\$404,242	RC	\$1,000
11	Miscellaneous Property Scheduled	(2) 1983 Joy Compressors D150QP (orig. value: \$7,000 each)	169660; 169659	\$20,400	RC	\$1,000
12	Miscellaneous Property Scheduled	2007 Rhino FR15 Flex Wing Mower	12503	\$51,000	RC	\$1,000
13	Miscellaneous Property Scheduled	2015 25' Rear Cradle Boom DBM-C-G	13071	\$86,700	RC	\$1,000
14	Miscellaneous Property Scheduled	2015 36" Forestry Brush Cutter FBC036-H	15130	\$86,700	RC	\$1,000
15	Miscellaneous Property Scheduled	2015 Caterpillar 12M3 Motor Grader	0N9R00121	\$404,242	RC	\$1,000
16	Miscellaneous Property Scheduled	2022 Kawasaki KAF820	2733	\$19,523	RC	\$1,000
17	Miscellaneous Property Scheduled	2022 Land Pride 5710 10' Mower	1972887	\$21,318	RC	\$1,000
18	Miscellaneous Property Scheduled	2015 John Deere 6140M Tractor	1L06140MEF HB31762	\$93,840	RC	\$1,000
19	Miscellaneous Property Scheduled	2015 Midland Model SA Road Widener Attachment	O201512290 0Z000001	\$96,900	RC	\$1,000



Additional Property Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

20	Miscellaneous Property Scheduled	2016 Caterpillar 289D Multi-Terrain Compact Track Loader incl. 48" Forks	CAT028DETA W05479	\$94,309	RC	\$1,000
21	Miscellaneous Property Scheduled	2016 Denis Model DAH-125D CIMAF Mulcher	1511HE103	\$55,080	RC	\$1,000
22	Miscellaneous Property Scheduled	2016 John Deere 6110M Tractor	GG858590	\$96,900	RC	\$1,000
23	Miscellaneous Property Scheduled	2023 John Deere 210P Excavator	1FF210PAVP F000223	\$295,800	RC	\$1,000
24	Miscellaneous Property Scheduled	2023 John Deere 544 G-Tier Wheel Loader	1YN544GAK PLA00101	\$227,766	RC	\$1,000
25	Miscellaneous Property Scheduled	2021 John Deere 210G Excavator	1FF210GXP MF529178	\$295,800	RC	\$1,000
26	Miscellaneous Property Scheduled	2024 Kubota M6S-111SDSC2 Tractor	KBUMJBDCA P1B53462	\$110,084	RC	\$1,000
27	Miscellaneous Property Scheduled	2024 Schulte FLX-1510 Cutter	A1052090230 7	\$42,361	RC	\$1,000
28	Miscellaneous Property Scheduled	2003 Caterpillar 140H Motor Grader	9TN01464	\$404,242	RC	\$1,000
29	Miscellaneous Property Scheduled	2003 Rhino FL15 Magnum Mower	16906	\$51,000	RC	\$1,000
30	Miscellaneous Property Scheduled	2006 Caterpillar D6RXW111 Dozer	MRT00262	\$591,600	RC	\$1,000
31	Miscellaneous Property Scheduled	1997 Caterpillar 938F Wheel Loader	1KM02166	\$229,500	RC	\$1,000
32	Miscellaneous Property Scheduled	2001 John Deere 641 Tractor	L06410N3067 27	\$79,764	RC	\$1,000
33	Miscellaneous Property Scheduled	2002 Caterpillar 140H Motor Grader	9TN01532	\$404,242	RC	\$1,000
34	Miscellaneous Property Scheduled	2002 Crafcro Spray Injection Patcher	1C9AF16282 1418301	\$76,500	RC	\$1,000
35	Miscellaneous Property Scheduled	1997 American 4120C Crane	19373	\$102,000	RC	\$1,000
36	Miscellaneous Property Scheduled	2021 Kubota M6S-111SDSC2 Tractor	KBUMJBDCT L1H52380	\$79,764	RC	\$1,000
37	Miscellaneous Property Scheduled	2022 John Deere 250G LC FT4 Excavator w/HD250G Bucket	1945	\$395,628	RC	\$1,000
38	Miscellaneous Property Scheduled	2019 Denis Cimaf DAH-125D Brush Cutter	1912HE207	\$55,080	RC	\$1,000
39	Miscellaneous Property Scheduled	2017 Bobcat E35 Mini-Excavator	B3WZ11324	\$71,400	RC	\$1,000



Additional Property Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

40	Miscellaneous Property Scheduled	2023 Lane Pride 5710 10' Mower	3190973	\$21,318	RC	\$1,000
----	-------------------------------------	--------------------------------	---------	----------	----	---------

41	Miscellaneous Property Scheduled	2023 Schulte XH1500 Rotary Mower	C3502024921 0	\$53,550	RC	\$1,000
----	-------------------------------------	----------------------------------	------------------	----------	----	---------

Total Location Miscellaneous Property Scheduled	\$7,467,535
Total Location Additional Property Scheduled Value	\$7,467,535

3 - 6 - 2273 Clark Tower Rd., Winterset, IA 50273

Line	Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1	Miscellaneous Property Scheduled	2024 Can-Am Defender XT HD10 w/Accessories	3JBUXAX42R K002514	\$23,455	RC	\$1,000
2	Miscellaneous Property Scheduled	Rented 40' Highcube Container	W1062082	\$7,641	RC	\$1,000
3	Miscellaneous Property Scheduled	Takeuchi TL12V2 Skidloader w/Fecon BH74SD-3 mounted mulcher	NULL	\$112,200	RC	\$1,000
4	Miscellaneous Property Scheduled	John Deere 4720 Tractor w/Endloader	NULL	\$24,684	RC	\$1,000
5	Miscellaneous Property Scheduled	Great Plains 10' No-Till Drill	NULL	\$20,196	RC	\$1,000

Total Location Miscellaneous Property Scheduled	\$188,176
Total Location Additional Property Scheduled Value	\$188,176

7 - 14 - 1006 & 1008 N. 1st St., Winterset, IA 50273

Line	Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1	EDP - Hardware	LifePak 15 V4 w/Eqpt.		\$33,202	RC	\$1,000
2	Miscellaneous Property Scheduled	(2) Ambulance Cots (orig. value: \$16,000 each)		\$35,904	RC	\$1,000
3	Miscellaneous Property Scheduled	Miscellaneous Medical Supplies/Equipment	NULL	\$44,880	RC	\$1,000

Total Location EDP - Hardware	\$33,202
Total Location Miscellaneous Property Scheduled	\$80,784
Total Location Additional Property Scheduled Value	\$113,986

9 - 17 - 505 S. West St., Truro, IA 50257

Line	Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1	Miscellaneous Property Scheduled	2013 Caterpillar 12M2 Motor Grader	0R9S00186	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled	\$404,242
---	-----------



Additional Property Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Total Location Additional Property Scheduled Value \$404,242

11 - 20 - 202 S. West St., Macksburg, IA 50155

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Scheduled	2010 Caterpillar 140M Motor Grader	CAT0140MTB 9D02801	\$404,242	RC	\$1,000
2 Miscellaneous Property Scheduled	2019 Caterpillar 12M3 Motor Grader	0N9F01182	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled \$808,485
Total Location Additional Property Scheduled Value \$808,485

14 - 24 - 302 Long St., Patterson, IA 50218

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Scheduled	2011 Caterpillar 140M Motor Grader	0B9D02928	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled \$404,242
Total Location Additional Property Scheduled Value \$404,242

15 - 25 - Monument Park, Winterset, IA 50273

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Fine Arts	Limestone Arch		\$36,737	RC	\$1,000
2 Fine Arts	Granite Monument		\$36,434	RC	\$1,000

Total Location Fine Arts \$73,172
Total Location Additional Property Scheduled Value \$73,172

16 - 26 - 1903 Pitzer Rd., Winterset, IA 50273

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Scheduled	2018 Caterpillar 12M3 Motor Grader	CAT0012MLN 9F00808	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled \$404,242
Total Location Additional Property Scheduled Value \$404,242

19 - 29 - 2799 Pioneer Ave., Peru, IA 50222

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Scheduled	2007 Caterpillar 140HNA Motor Grader	APM03318	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled \$404,242



Additional Property Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Total Location Additional Property Scheduled Value \$404,242

23 - 34 - 2487 130th St., Van Meter, IA 50261

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Scheduled	2018 Caterpillar 12M3 Motor Grader	CAT0012MV N9F00787	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled \$404,242
Total Location Additional Property Scheduled Value \$404,242

24 - 35 - 1686 115th St., Earlham, IA 50072

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Scheduled	2012 Caterpillar 12M2 Motor Grader	0F9M00147	\$404,242	RC	\$1,000

Total Location Miscellaneous Property Scheduled \$404,242
Total Location Additional Property Scheduled Value \$404,242

30 - 44 - 112 N. 1st St., Winterset, IA 50273

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Fine Arts	(4) Civil War 61B Infantry Cannons (valued at \$80,000 each)	NULL	\$359,040	RC	\$1,000

Total Location Fine Arts \$359,040
Total Location Additional Property Scheduled Value \$359,040

98 - 98 - Various Locations, Winterset, IA 50273

Line Classification	Description	Serial No	Coverage Limit	Valuation	Deductible
1 Miscellaneous Property Unscheduled	Unscheduled Miscellaneous Property (individual item value not to exceed \$10,000 per item)	NULL	\$347,737	RC	\$1,000

Total Location Miscellaneous Property Unscheduled \$347,737
Total Location Additional Property Scheduled Value \$347,737



Additional Property Statement of Values

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Grand Total EDP - Hardware	\$33,202
Grand Total Fine Arts	\$432,212
Grand Total Miscellaneous Property Scheduled	\$10,970,434
Grand Total Miscellaneous Property Unscheduled	\$347,737
Grand Total Additional Property Scheduled Value	\$11,783,584



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1 1999 Chevrolet	CK15903 Pickup - Weed Commissioner	7090	Passenger Car/Vans/Pickups	\$0	LO	N		N	
2 2005 Caterpillar	140H Motor Grader on AP Schedule (Sec. Roads)	1810	Road Maintenance	\$0	LO	N		N	
3 2007 Caterpillar	140HNA Motor Grader on AP Schedule (Sec. Roads)	3318	Road Maintenance	\$0	LO	N		N	
4 2010 Caterpillar	140M Motor Grader on AP Schedule (Sec. Roads)	2801	Road Maintenance	\$0	LO	N		N	
5 2011 Caterpillar	140M Motor Grader on AP Schedule (Sec. Roads)	2928	Road Maintenance	\$0	LO	N		N	
6 2012 Caterpillar	12M2 Motor Grader on AP Schedule (Sec. Roads)	0147	Road Maintenance	\$0	LO	N		N	
7 2013 Caterpillar	12M2 Motor Grader on AP Schedule	0186	Road Maintenance	\$0	LO	N		N	
8 2015 Caterpillar	12M3 Motor Grader on AP Schedule	0121	Road Maintenance	\$0	LO	N		N	
9 2018 Caterpillar	12M3 Motor Grader on AP Schedule	0808	Road Maintenance	\$0	LO	N		N	
10 2018 Caterpillar	12M3 Motor Grader on AP Schedule (Sec. Roads)	0787	Road Maintenance	\$0	LO	N		N	
11 2019 Caterpillar	12M3 Motor Grader on AP Schedule (Sec. Roads)	1182	Road Maintenance	\$0	LO	N		N	
12 2024 Caterpillar	140JOY-BR Motor Grader on AP Schedule (Sec. Roads)	CAT0014 0CEB201 324	Road Maintenance	\$0	LO	N		N	
13 2024 Caterpillar	140JOY-BR Motor Grader on AP Schedule (Sec. Roads)	CAT0014 0HEB201 322	Road Maintenance	\$0	LO	N		N	

Total Location Vehicle Value: \$0

2 - 1103 E. Court Ave., Winterset, IA 50273

Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1 2012 Freightliner	CT108064SD (Secondary Roads) #58	8031	Heavy	\$80,529	ACV	Y	\$250	Y	\$1,000



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

2	2015 Freightliner	180SD (Secondary Roads) #65	5280	Heavy	\$157,206	ACV	Y	\$250	Y	\$1,000
3	2016 Freightliner	Tandem Axle Model 180SD Dump Truck	5173	Dump Trucks	\$154,807	ACV	Y	\$250	Y	\$1,000
4	2019 Freightliner	108SD Truck	1691	Heavy	\$139,343	ACV	Y	\$250	Y	\$1,000
5	2023 H&H	Flat Top V-Nosed Enclosed Trailer 8.5'x16'	5JWTCLE622PN583326	Trailers	\$10,100	ACV	Y	\$250	Y	\$1,000
6	2015 Mack	CXU613 Truck Tractor	6957	Extra Heavy	\$36,950	ACV	Y	\$250	Y	\$1,000
7	2024 Mack	GR42F Dump Truck w/Box & Snow Plow Eqpt.	1M2GR2AC4RM002232	Dump Trucks	\$201,086	ACV	Y	\$250	Y	\$1,000
8	2015 Mack	600 Cxu Semi-Tractor	6950	Extra Heavy	\$33,950	ACV	Y	\$250	Y	\$1,000
9	2015 Mack	CXU613 Truck Tractor	6960	Extra Heavy	\$33,950	ACV	Y	\$250	Y	\$1,000
10	2004 Sterling	Acterra Truck (Secondary Roads) #27	8881	Heavy	\$62,661	ACV	Y	\$250	Y	\$1,000
11	2006 Sterling	Dump Truck (Secondary Roads) #32	1337	Buses - Transit	\$68,000	ACV	Y	\$250	Y	\$1,000
12	2004 GMC	TK15753 Pickup (Secondary Roads) #30	7545	Passenger Car/Vans/Pickups	\$21,534	ACV	Y	\$250	Y	\$1,000
13	1991 Ford	Pickup (Secondary Roads) #13	4738	Passenger Car/Vans/Pickups	\$15,814	ACV	Y	\$250	Y	\$1,000
14	1990 Chevrolet	Dump Truck (Secondary Roads) #6	0793	Dump Trucks	\$31,671	ACV	Y	\$250	Y	\$1,000
15	1997 Chevrolet	Cold Patch Truck (Secondary Roads) #11	4161	Lt. Med Trucks	\$22,918	ACV	Y	\$250	Y	\$1,000
16	1999 International	4000 Series 470 (Secondary Roads) #48	6040	Heavy	\$30,000	ACV	Y	\$250	Y	\$1,000
17	2007 International	4300 Truck	3196	Dump Trucks	\$36,500	ACV	Y	\$250	Y	\$1,000
18	2003 Chevrolet	Pickup (Secondary Roads) #25	3549	Passenger Car/Vans/Pickups	\$22,000	ACV	Y	\$250	Y	\$1,000
19	2013 Chevrolet	Silverado 2500 Pickup (Secondary Roads) #63	5928	Passenger Car/Vans/Pickups	\$26,159	ACV	Y	\$250	Y	\$1,000



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

20	2013	Chevrolet	Silverado 3500 Pickup (Secondary Roads) #60	8900	Passenger Car/Vans/Pic kups	\$24,350	ACV	Y	\$250	Y	\$1,000
21	2013	Chevrolet	Silverado 3500 Pickup (Secondary Roads) #61	1488	Passenger Car/Vans/Pic kups	\$24,867	ACV	Y	\$250	Y	\$1,000
22	2013	Chevrolet	Silverado 3500 Pickup (Secondary Roads) #62	0774	Passenger Car/Vans/Pic kups	\$24,867	ACV	Y	\$250	Y	\$1,000
23	2020	Peterbilt	Truck/Tractor	1XPBDP 9X2LD70 8509	Extra Heavy	\$60,200	ACV	Y	\$250	Y	\$1,000
24	2021	Peterbilt	Model 365 Tandem Axle Truck w/Eqpt.	7940	Dump Trucks	\$190,979	ACV	Y	\$250	Y	\$1,000
25	2022	Peterbilt	365 Tandem Axle Dump Truck w/Snow Eqpt.	1248	Dump Trucks	\$200,014	ACV	Y	\$250	Y	\$1,000
26	2022	Chevrolet	Silverado K3500 w/Eqpt.	9697	Passenger Car/Vans/Pic kups	\$50,829	ACV	Y	\$250	Y	\$1,000
27	2003	Trailer	Lowboy Trailer (Secondary Roads) #26	1559	Trailers	\$40,415	ACV	Y	\$250	Y	\$1,000
28	2016	Trailer	Towmaster Model T14DT Trailer	2463	Trailers	\$9,800	ACV	Y	\$250	Y	\$1,000
29	2018	Trailer	Midsota TB-20 Trailer	0072	Trailers	\$7,600	ACV	Y	\$250	Y	\$1,000
30	2021	Trailer	Trail King TKBD22-402 SG Belly Dump Trailer	5801	Trailers	\$48,000	ACV	Y	\$250	Y	\$1,000
31	2022	Trailer	Trail King TKBD22-402 SG Belly Dump Trailer	7879	Trailers	\$49,510	ACV	Y	\$250	Y	\$1,000
32	2023	Trailer	Portable Wireless Traffic Control Trailer	NULL	Trailers	\$55,600	ACV	Y	\$250	Y	\$1,000
33	2025	Trailer	Renegade Tandem Axle Belly Dump	1R9DK42 285J9330 56	Passenger Car/Vans/Pic kups	\$52,100	ACV	Y	\$250	Y	\$1,000
34	2004	Ford	F-250 Pickup (Secondary Roads) #29	6844	Passenger Car/Vans/Pic kups	\$17,374	ACV	Y	\$250	Y	\$1,000
35	2004	Ford	W211 Pickup (Secondary Roads) #47	6843	Passenger Car/Vans/Pic kups	\$20,266	ACV	Y	\$250	Y	\$1,000



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

36	2005 Ford	W21G Pickup (Secondary Roads) #34	9278	Passenger Car/Vans/Pickups	\$29,000	ACV	Y	\$250	Y	\$1,000
----	-----------	-----------------------------------	------	----------------------------	----------	-----	---	-------	---	---------

37	2025 Mack	Dump Truck #979-25	1M2GRA GC6SM0 49979	Dump Trucks	\$290,500	ACV	Y	\$250	Y	\$1,000
----	-----------	--------------------	---------------------	-------------	-----------	-----	---	-------	---	---------

Total Location Vehicle Value: \$2,381,449

3 - 2273 Clark Tower Rd., Winterset, IA 50273

	Year Make	Model	VIN	Type	Value	Valuation Comp	Ded	Coll	Ded
1	2020 H&H	H8212Rs-030 Trailer (Weed Commissioner)	8086	Trailers	\$2,100	ACV	Y	\$250	\$1,000
2	2009 Chevrolet	Silverado Pickup #43	1615	Passenger Car/Vans/Pickups	\$28,135	ACV	Y	\$250	\$1,000
3	2017 Chevrolet	Equinox	7624	Passenger Car/Vans/Pickups	\$21,808	ACV	Y	\$250	\$1,000
4	2019 Chevrolet	Silverado 4WD Reg. Cab Pickup	0434	Passenger Car/Vans/Pickups	\$25,800	ACV	Y	\$250	\$1,000
5	2021 Chevrolet	Silverado w/Eqpt.	6158	Passenger Car/Vans/Pickups	\$46,600	ACV	Y	\$250	\$1,000
6	2022 Chevrolet	Silverado Pickup	0233	Passenger Car/Vans/Pickups	\$31,900	ACV	Y	\$250	\$1,000
7	2024 Chevrolet	Equinox LT	3GNAXU EG4RL25 4038	Passenger Car/Vans/Pickups	\$31,100	ACV	Y	\$250	\$1,000
8	2020 Trailer	Redi Haul Trailer	9765	Trailers	\$14,100	ACV	Y	\$250	\$1,000
9	2022 Dodge	Ram 2500 Tradesman	0185	Passenger Car/Vans/Pickups	\$38,900	ACV	Y	\$250	\$1,000
10	2012 Ford	Escape #54	0314	Passenger Car/Vans/Pickups	\$20,239	ACV	Y	\$250	\$1,000
11	1980 Trailer	Gooseneck Trailer #19	36216	Trailers	\$2,000	ACV	Y	\$250	\$1,000
12	1991 Trailer	Lawnmower Trailer #22	38280	Trailers	\$2,000	ACV	Y	\$250	\$1,000

Total Location Vehicle Value: \$264,682



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

7 - 1006 & 1008 N. 1st St., Winterset, IA 50273

	Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1	2015 Chevrolet	Tahoe	4818	Passenger Car/Vans/Pickups	\$38,549	ACV	Y	\$250	Y	\$1,000
2	2012 Ford	Medtec Ambulance #57	6215	Ambulances	\$315,000	RC	Y	\$250	Y	\$1,000
3	2018 Ford	F-450 Life-Line Emergency Vehicle	5413	Ambulances	\$315,000	RC	Y	\$250	Y	\$1,000
4	2021 Ford	Ambulance	3291	Ambulances	\$417,000	RC	Y	\$250	Y	\$1,000
Total Location Vehicle Value:					\$1,085,549					

13 - 1012 N. John Wayne Dr., Winterset, IA 50273

	Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1	2023 H&H	7X14 Flat Top V Nose Enclosed Cargo Trailer	5JWTC1420PN589662	Trailers	\$7,995	ACV	Y	\$250	Y	\$1,000
2	2006 H&H	Enclosed Trailer #35	8071	Trailers	\$6,000	ACV	Y	\$250	Y	\$1,000
3	2023 Chevrolet	Tahoe w/Eqpt. (Barnes)	1GNSKL ED2PR345270	Police	\$65,000	ACV	Y	\$250	Y	\$1,000
4	2014 Dodge	Charger w/Eqpt. #66	1189	Passenger Car/Vans/Pickups	\$38,516	ACV	Y	\$250	Y	\$1,000
5	2015 Dodge	Charger w/Eqpt. (Jail Car)	5421	Police	\$67,200	ACV	Y	\$250	Y	\$1,000
6	2017 Dodge	Charger w/Eqpt. (T. Allen)	7902	Police	\$61,958	ACV	Y	\$250	Y	\$1,000
7	2017 Dodge	Charger w/Eqpt. (Little)	3326	Police	\$60,000	ACV	Y	\$250	Y	\$1,000
8	2019 Dodge	Charger w/Eqpt. (Hollerud)	0167	Police	\$61,304	ACV	Y	\$250	Y	\$1,000
9	2019 Dodge	Durango	4642	Police	\$68,200	ACV	Y	\$250	Y	\$1,000
10	2020 Dodge	Durango w/Eqpt. (Donovan)	7108	Police	\$69,500	ACV	Y	\$250	Y	\$1,000
11	2020 Dodge	Durango w/Eqpt. (E.Kofoed)	7109	Police	\$69,450	ACV	Y	\$250	Y	\$1,000
12	2021 Dodge	Charger w/Eqpt. (Heckstein)	8578	Police	\$50,448	ACV	Y	\$250	Y	\$1,000
13	2021 Dodge	Charger w/Eqpt. (Wilson)	8579	Police	\$50,448	ACV	Y	\$250	Y	\$1,000



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

14	2024 Dodge	Durango (Kinney)	1C4SDJF Police T4RC226 851	\$42,600	ACV	Y	\$250	Y	\$1,000
15	2010 Ford	F-150 Pickup w/Eqpt. #45	7835 Passenger Car/Vans/Pic kups	\$39,922	ACV	Y	\$250	Y	\$1,000
16	2022 Ford	F-150 Police Responder w/Eqpt. (Allen)	0817 Police	\$78,400	ACV	Y	\$250	Y	\$1,000
17	2022 Ford	Super Duty F-250 Crew Cab w/Eqpt.	5452 Passenger Car/Vans/Pic kups	\$53,000	ACV	Y	\$250	Y	\$1,000
Total Location Vehicle Value:				\$889,941					

18 - 209 E. Madison St., Winterset, IA 50273

Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1	2008 Trailer	Wells Cargo Enclosed Trailer	3614 Trailers	\$4,000	ACV	Y	\$250	Y	\$1,000
2	2014 Toyota	Rav4	2974 Passenger Car/Vans/Pic kups	\$22,000	ACV	Y	\$250	Y	\$1,000
Total Location Vehicle Value:				\$26,000					

27 - 1105 E. Court Ave., Winterset, IA 50273

Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1	2024 Mack	Granite 42FR Truck incl Plow/Wing/Auger	1M2GR2 AC1SM0 02453 Dump Trucks	\$228,060	ACV	Y	\$250	Y	\$1,000
2	2024 Chevrolet	Silverado 4WD Crew Cab Pickup	1GCUDD EDXRZ3 32092 Passenger Car/Vans/Pic kups	\$52,322	ACV	Y	\$250	Y	\$1,000
3	2024 Chevrolet	Silverado 4WD Crew Cab Pickup	1GCUDD ED0RZ33 2666 Passenger Car/Vans/Pic kups	\$52,922	ACV	Y	\$250	Y	\$1,000
4	2024 Chevrolet	Silverado Pickup w/V-Plow, Fuel Tank, Tool Box	2GC4YM E7XR121 7869 Passenger Car/Vans/Pic kups	\$66,400	ACV	Y	\$250	Y	\$1,000
Total Location Vehicle Value:				\$399,704					

28 - Pammell Park, Winterset, IA 50273

Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
-----------	-------	-----	------	-------	-----------	------	-----	------	-----



Schedule of Covered Vehicles

Madison County

Effective Date: 07/01/2025

Printed on: 06/05/2025

1	2022 Chevrolet	Silverado K1500 Pickup	4507	Passenger Car/Vans/Pic kups	\$31,900	ACV	Y	\$250	Y	\$1,000
2	2020 Dodge	Ram 1/2 Ton Pickup	1607	Passenger Car/Vans/Pic kups	\$24,455	ACV	Y	\$250	Y	\$1,000
3	2022 Trailer	Trail King TK110HDG Lowboy Trailer	9715	Trailers	\$111,560	ACV	Y	\$250	Y	\$1,000

Total Location Vehicle Value: \$167,915

35 - 201 W. Court Ave., Winterset, IA 50273

	Year Make	Model	VIN	Type	Value	Valuation	Comp	Ded	Coll	Ded
1	2008 Chevrolet	Silverado 1/2 Ton Pickup #42	2947	Passenger Car/Vans/Pic kups	\$28,695	ACV	Y	\$250	Y	\$1,000
2	2020 Chevrolet	Silverado Pickup	1GCPYB EH3LZ34 3743	Passenger Car/Vans/Pic kups	\$28,000	ACV	Y	\$250	Y	\$1,000

Total Location Vehicle Value: \$56,695

Total ACV Value: \$4,224,935 Total RC Value: \$1,047,000 Total SA Value: \$0 Grand Total Vehicle Value: \$5,271,935



General Liability Breakout

Member name: Madison County
 Anniversary date: 07/01/2025
 Coverage period: 07/01/2025 through 07/01/2026
 Statement printed on: 06/05/2025

	Total Contribution	
Net Operating Expenditures	\$22,520.03	
Ambulances	\$629.42	
Boat Access		
Bridges	\$10,028.57	
Bridges - Hiking Trail	\$55.61	
Bridges - Pedestrian	\$191.82	
Campgrounds	\$0.00	
Campgrounds Receipts	\$249.35	
EMT		
Townships	\$1,007.09	
UTV/ATV Ordinance	\$1,198.90	
GL Excess	\$6,138.61	
Total	\$42,019.61	
Public Officials Wrongful Acts	\$5,600.00	
Excess	\$906.05	
Total	\$6,506.05	
Law Enforcement	\$16,342.00	
Excess	\$2,644.80	
Total	\$18,986.80	
Bond	\$1,444.00	
Agency Fee	\$34,045.00	
CRMS	\$1,931.00	
Cyber	\$2,047.00	



Auto Liability Breakout

Member name: Madison County
 Anniversary date: 07/01/2025
 Coverage period: 07/01/2025 through 07/01/2026
 Statement printed on: 06/05/2025

Vehicle Type	Total Contribution	# of Vehicles	Avg Contribution
Ambulances	\$1,175.81	3	\$391.94
Buses - Transit	\$1,344.99	1	\$1,344.99
Dump Trucks	\$3,367.95	8	\$420.99
Extra Heavy	\$1,940.44	4	\$485.11
Heavy	\$2,008.10	5	\$401.62
Lt. Med Trucks	\$277.11	1	\$277.11
Passenger Car/Vans/Pickups	\$7,898.89	33	\$239.36
Police	\$4,425.17	12	\$368.76
Road Maintenance	\$1,215.73	12	\$101.31
Trailers	\$388.05	15	\$25.87
Excess Coverage	\$3,891.82		
Total	\$27,934.05		



Automobile Physical Damage Breakout

Member name: Madison County
 Anniversary date: 07/01/2025
 Coverage period: 07/01/2025 through 07/01/2026
 Statement printed on: 06/05/2025

Veh. No.	Year	Make	Model	Value	Contribution
1	2012	Freightliner	CT108064SD (Secondary Roads) #58	\$80,529	\$380.00
3	2015	Freightliner	180SD (Secondary Roads) #65	\$157,206	\$743.00
4	2016	Freightliner	Tandem Axle Model 180SD Dump Truck	\$154,807	\$731.00
5	2019	Freightliner	108SD Truck	\$139,343	\$658.00
6	2020	H&H	H8212Rs-030 Trailer (Weed Commissioner)	\$2,100	\$10.00
7	2023	H&H	7X14 Flat Top V Nose Enclosed Cargo Trailer	\$7,995	\$38.00
8	2023	H&H	Flat Top V-Nosed Enclosed Trailer 8.5'x16'	\$10,100	\$48.00
10	2006	H&H	Enclosed Trailer #35	\$6,000	\$28.00
11	2015	Mack	CXU613 Truck Tractor	\$36,950	\$175.00
12	2024	Mack	GR42F Dump Truck w/Box & Snow Plow Eqpt.	\$201,086	\$950.00
13	2024	Mack	Granite 42FR Truck incl Plow/Wing/Auger	\$228,060	\$1,077.00
14	2015	Mack	600 Cxu Semi-Tractor	\$33,950	\$160.00
15	2015	Mack	CXU613 Truck Tractor	\$33,950	\$160.00
16	2004	Sterling	Acterra Truck (Secondary Roads) #27	\$62,661	\$296.00
18	2006	Sterling	Dump Truck (Secondary Roads) #32	\$68,000	\$321.00
21	2004	GMC	TK15753 Pickup (Secondary Roads) #30	\$21,534	\$102.00
22	1991	Ford	Pickup (Secondary Roads) #13	\$15,814	\$75.00
25	1990	Chevrolet	Dump Truck (Secondary Roads) #6	\$31,671	\$150.00
26	1997	Chevrolet	Cold Patch Truck (Secondary Roads) #11	\$22,918	\$108.00
27	1999	International	4000 Series 470 (Secondary Roads) #48	\$30,000	\$142.00
30	2007	International	4300 Truck	\$36,500	\$172.00
32	1999	Chevrolet	CK15903 Pickup - Weed Commissioner	\$0	

35	2003	Chevrolet	Pickup (Secondary Roads) #25	\$22,000	\$104.00
36	2005	Caterpillar	140H Motor Grader on AP Schedule (Sec. Roads)	\$0	
38	2007	Caterpillar	140HNA Motor Grader on AP Schedule (Sec. Roads)	\$0	
39	2008	Chevrolet	Silverado 1/2 Ton Pickup #42	\$28,695	\$136.00
40	2009	Chevrolet	Silverado Pickup #43	\$28,135	\$133.00
41	2010	Caterpillar	140M Motor Grader on AP Schedule (Sec. Roads)	\$0	
42	2011	Caterpillar	140M Motor Grader on AP Schedule (Sec. Roads)	\$0	
43	2012	Caterpillar	12M2 Motor Grader on AP Schedule (Sec. Roads)	\$0	
44	2013	Caterpillar	12M2 Motor Grader on AP Schedule	\$0	
45	2013	Chevrolet	Silverado 2500 Pickup (Secondary Roads) #63	\$26,159	\$124.00
46	2013	Chevrolet	Silverado 3500 Pickup (Secondary Roads) #60	\$24,350	\$115.00
47	2013	Chevrolet	Silverado 3500 Pickup (Secondary Roads) #61	\$24,867	\$117.00
48	2013	Chevrolet	Silverado 3500 Pickup (Secondary Roads) #62	\$24,867	\$117.00
50	2015	Caterpillar	12M3 Motor Grader on AP Schedule	\$0	
51	2015	Chevrolet	Tahoe	\$38,549	\$182.00
52	2017	Chevrolet	Equinox	\$21,808	\$103.00
53	2018	Caterpillar	12M3 Motor Grader on AP Schedule	\$0	
54	2018	Caterpillar	12M3 Motor Grader on AP Schedule (Sec. Roads)	\$0	
55	2019	Caterpillar	12M3 Motor Grader on AP Schedule (Sec. Roads)	\$0	
56	2019	Chevrolet	Silverado 4WD Reg. Cab Pickup	\$25,800	\$122.00
57	2020	Chevrolet	Silverado Pickup	\$28,000	\$132.00
58	2020	Peterbilt	Truck/Tractor	\$60,200	\$284.00
59	2021	Peterbilt	Model 365 Tandem Axle Truck w/Eqpt.	\$190,979	\$902.00
60	2021	Chevrolet	Silverado w/Eqpt.	\$46,600	\$220.00
61	2022	Peterbilt	365 Tandem Axle Dump Truck w/Snow Eqpt.	\$200,014	\$945.00
62	2022	Chevrolet	Silverado K1500 Pickup	\$31,900	\$151.00
63	2022	Chevrolet	Silverado K3500 w/Eqpt.	\$50,829	\$240.00
64	2022	Chevrolet	Silverado Pickup	\$31,900	\$151.00
65	2023	Chevrolet	Tahoe w/Eqpt. (Barnes)	\$65,000	\$307.00
66	2024	Caterpillar	140JOY-BR Motor Grader on AP Schedule (Sec. Roads)	\$0	
67	2024	Caterpillar	140JOY-BR Motor Grader on AP Schedule (Sec. Roads)	\$0	
68	2024	Chevrolet	Equinox LT	\$31,100	\$147.00

69	2024	Chevrolet	Silverado 4WD Crew Cab Pickup	\$52,322	\$247.00
70	2024	Chevrolet	Silverado 4WD Crew Cab Pickup	\$52,922	\$250.00
71	2024	Chevrolet	Silverado Pickup w/V-Plow, Fuel Tank, Tool Box	\$66,400	\$314.00
73	2003	Trailer	Lowboy Trailer (Secondary Roads) #26	\$40,415	\$191.00
74	2008	Trailer	Wells Cargo Enclosed Trailer	\$4,000	\$19.00
75	2014	Dodge	Charger w/Eqpt. #66	\$38,516	\$182.00
76	2014	Toyota	Rav4	\$22,000	\$104.00
77	2015	Dodge	Charger w/Eqpt. (Jail Car)	\$67,200	\$317.00
78	2016	Trailer	Towmaster Model T14DT Trailer	\$9,800	\$46.00
79	2017	Dodge	Charger w/Eqpt. (T. Allen)	\$61,958	\$293.00
80	2017	Dodge	Charger w/Eqpt. (Little)	\$60,000	\$283.00
81	2018	Trailer	Midsota TB-20 Trailer	\$7,600	\$36.00
82	2019	Dodge	Charger w/Eqpt. (Hollerud)	\$61,304	\$290.00
83	2019	Dodge	Durango	\$68,200	\$322.00
84	2020	Dodge	Durango w/Eqpt. (Donovan)	\$69,500	\$328.00
85	2020	Dodge	Durango w/Eqpt. (E.Kofoed)	\$69,450	\$328.00
86	2020	Dodge	Ram 1/2 Ton Pickup	\$24,455	\$116.00
87	2020	Trailer	Redi Haul Trailer	\$14,100	\$67.00
88	2021	Dodge	Charger w/Eqpt. (Heckstein)	\$50,448	\$238.00
89	2021	Dodge	Charger w/Eqpt. (Wilson)	\$50,448	\$238.00
90	2021	Trailer	Trail King TKBD22-402 SG Belly Dump Trailer	\$48,000	\$227.00
91	2022	Dodge	Ram 2500 Tradesman	\$38,900	\$184.00
92	2022	Trailer	Trail King TK110HDG Lowboy Trailer	\$111,560	\$527.00
93	2022	Trailer	Trail King TKBD22-402 SG Belly Dump Trailer	\$49,510	\$234.00
94	2023	Trailer	Portable Wireless Traffic Control Trailer	\$55,600	\$263.00
95	2024	Dodge	Durango (Kinney)	\$42,600	\$201.00
96	2025	Trailer	Renegade Tandem Axle Belly Dump	\$52,100	\$246.00
97	2004	Ford	F-250 Pickup (Secondary Roads) #29	\$17,374	\$82.00
98	2004	Ford	W211 Pickup (Secondary Roads) #47	\$20,266	\$96.00
99	2005	Ford	W21G Pickup (Secondary Roads) #34	\$29,000	\$137.00
100	2010	Ford	F-150 Pickup w/Eqpt. #45	\$39,922	\$189.00
101	2012	Ford	Escape #54	\$20,239	\$96.00
102	2012	Ford	Medtec Ambulance #57	\$315,000	\$2,474.00
103	2018	Ford	F-450 Life-Line Emergency Vehicle	\$315,000	\$2,474.00
104	2021	Ford	Ambulance	\$417,000	\$3,275.00
105	2022	Ford	F-150 Police Responder w/Eqpt. (Allen)	\$78,400	\$370.00

106	2022	Ford	Super Duty F-250 Crew Cab w/Eqpt.	\$53,000	\$250.00
107	1980	Trailer	Gooseneck Trailer #19	\$2,000	\$9.00
108	1991	Trailer	Lawnmower Trailer #22	\$2,000	\$9.00
109	2025	Mack	Dump Truck #979-25	\$290,500	\$1,372.00
TOTALS				\$5,271,935	\$28,179.00



Property Breakout

Member name: Madison County
 Anniversary date: 07/01/2025
 Coverage period: 07/01/2025 through 07/01/2026
 Statement printed on: 06/05/2025

Location	Description	Total TIV	Contribution
1-1	Courthouse	\$23,955,877.08	\$36,037.62
2-2	Office, Garage, Main Maintenance Shop	\$3,302,805.90	\$4,968.52
3-6	Conservation Office/Headquarters	\$329,899.62	\$968.81
4-9	Restroom	\$21,253.74	\$62.42
5-10	South Gazebo	\$26,288.46	\$77.20
5-11	Restroom	\$14,706.36	\$26.34
5-12	North Gazebo	\$21,483.24	\$63.09
6-13	Restroom	\$14,706.36	\$26.34
7-14	Ambulance Garage & Senior Center	\$1,048,097.94	\$1,576.69
8-15	Picnic Shelter	\$129,693.00	\$845.27
8-16	Restroom	\$30,247.08	\$197.14
9-17	Shop/Motor Grader Storage-Zone 4	\$36,007.02	\$67.06
10-18	Shop/Storage	\$148,289.64	\$966.48
10-19	Storage	\$8,439.48	\$55.00
10-42	Ranger Dwelling	\$242,889.54	\$1,583.03
11-20	Shop/Motor Grader Storage-Zone 9	\$36,007.02	\$234.68
12-21	Water Tower Shed	\$98,743.14	\$325.33
13-22	Jail/Sheriff's Office	\$2,569,359.60	\$3,865.17
13-23	140' Tower Rohm Mdl SSW	\$52,763.58	\$79.37
14-24	Shop/Motor Grader Storage-Zone 6	\$36,007.02	\$54.17
15-25	Monument & Limestone Arch	\$0.00	\$0.00
16-26	Shop/Motor Grader Storage-Zone 8	\$36,007.02	\$82.53
18-28	MH/PHA/SS Office	\$1,027,921.32	\$3,018.66
18-55	Storage Shed	\$6,664.68	\$19.57
19-29	Maintenance Shed-Zone 7	\$36,007.02	\$234.68
20-30	Picnic Shelter	\$64,764.90	\$190.19
20-31	Restroom	\$8,793.42	\$15.75
21-32	Pedestrian Suspension Bridge	\$21,642.36	\$141.05

23-34	Motor Grader Storage-Zone 2	\$36,007.02	\$82.53
24-35	Shop/Motor Grader Storage-Zone 5	\$36,007.02	\$67.06
25-36	Storage	\$58,294.02	\$87.69
26-37	Nature Center	\$230,989.20	\$1,505.47
27-39	Engineer's Office	\$960,901.20	\$1,445.52
28-40	Restrooms w/Shower & Bathrooms	\$171,832.26	\$566.14
28-41	Shelter House/Lodge	\$393,312.00	\$2,563.41
28-7	Yurt Sleeping Cabin	\$46,757.82	\$137.31
28-8	Yurt Sleeping Cabin	\$46,757.82	\$137.31
29-43	Backbone Shelter	\$74,439.60	\$218.60
30-44	(4) Civil War 61B Infantry Cannons	\$0.00	\$0.00
31-45	Roseman Covered Bridge	\$943,015.50	\$2,769.32
32-49	Holliwell Covered Bridge	\$943,015.50	\$6,146.10
33-47	Hogback Covered Bridge	\$943,015.50	\$6,146.10
34-48	Cutler-Donahoe Covered Bridge	\$943,015.50	\$6,146.10
35-51	Office Space - Annex	\$921,789.30	\$1,386.68
36-3	Sign Shop	\$248,597.46	\$373.97
36-4	Salt Storage	\$62,255.70	\$182.82
36-5	Sand Storage	\$51,746.64	\$151.96
37-52	Cedar Bridge w/Fire Suppression System	\$943,015.50	\$2,769.32
38-57	Conservation Center	\$4,057,152.00	\$11,914.50
39-54	Emergency Medical Services Building	\$3,035,164.02	\$4,565.90
40-56	Garage on Parking Lot	\$26,658.72	\$40.10
41-46	Imes Covered Bridge	\$943,015.50	\$6,146.10
42-58	Scott Township One-Room School House	\$81,600.00	\$531.83
43-59	Lee Township One-Room School House	\$81,600.00	\$531.83
98-98	Unscheduled Miscellaneous Property	\$0.00	\$0.00
	TOTALS	\$49,605,320.34	\$112,395.85



Additional Property Breakout

Member name: Madison County
 Anniversary date: 07/01/2025
 Coverage period: 07/01/2025 through 07/01/2026
 Statement printed on: 06/05/2025

Description	Location	Value	Contribution
Caterpillar D-6	2-2	\$591,600.00	\$4,236.84
John Deere Tractor M#6310 & Rhino Mower M#FL10	2-2	\$79,764.00	\$571.24
Leased/Rented Contractors Equipment	2-2	\$336,600.00	\$2,410.62
2024 Caterpillar 140JOY-BR Motor Grader	2-2	\$405,960.00	\$2,907.35
2024 Caterpillar 140JOY-BR Motor Grader	2-2	\$405,960.00	\$2,907.35
2024 Caterpillar PC306 Skid Steer Loader Cold Planer	2-2	\$25,778.46	\$184.62
2024 Hotsy 1454N Pressure Washer	2-2	\$19,635.00	\$140.62
1987 Caterpillar D5H Dozer	2-2	\$403,920.00	\$2,892.74
1989 John Deere 2755 Tractor	2-2	\$79,764.00	\$571.24
2005 Caterpillar 140H Motor Grader	2-2	\$404,242.32	\$2,895.05
(2) 1983 Joy Compressors D150QP (orig. value: \$7,000 each)	2-2	\$20,400.00	\$146.10
2007 Rhino FR15 Flex Wing Mower	2-2	\$51,000.00	\$365.24
2015 25' Rear Cradle Boom DBM-C-G	2-2	\$86,700.00	\$620.92
2015 36" Forestry Brush Cutter FBC036-H	2-2	\$86,700.00	\$620.92
2015 Caterpillar 12M3 Motor Grader	2-2	\$404,242.32	\$2,895.05
2022 Kawasaki KAF820	2-2	\$19,522.80	\$139.82
2022 Land Pride 5710 10' Mower	2-2	\$21,318.00	\$152.67
2015 John Deere 6140M Tractor	2-2	\$93,840.00	\$672.05
2015 Midland Model SA Road Widener Attachment	2-2	\$96,900.00	\$693.97
2016 Caterpillar 289D Multi-Terrain Compact Track Loader incl. 48" Forks	2-2	\$94,309.20	\$675.41
2016 Denis Model DAH-125D CIMA Mulcher	2-2	\$55,080.00	\$394.46

2016 John Deere 6110M Tractor	2-2	\$96,900.00	\$693.97
2023 John Deere 210P Excavator	2-2	\$295,800.00	\$2,118.42
2023 John Deere 544 G-Tier Wheel Loader	2-2	\$227,766.00	\$1,631.18
2021 John Deere 210G Excavator	2-2	\$295,800.00	\$2,118.42
2024 Kubota M6S-111SDSC2 Tractor	2-2	\$110,083.50	\$788.38
2024 Schulte FLX-1510 Cutter	2-2	\$42,360.60	\$303.37
2003 Caterpillar 140H Motor Grader	2-2	\$404,242.32	\$2,895.05
2003 Rhino FL15 Magnum Mower	2-2	\$51,000.00	\$365.24
2006 Caterpillar D6RXW111 Dozer	2-2	\$591,600.00	\$4,236.84
1997 Caterpillar 938F Wheel Loader	2-2	\$229,500.00	\$1,643.60
2001 John Deere 641 Tractor	2-2	\$79,764.00	\$571.24
2002 Caterpillar 140H Motor Grader	2-2	\$404,242.32	\$2,895.05
2002 Crafcro Spray Injection Patcher	2-2	\$76,500.00	\$547.87
1997 American 4120C Crane	2-2	\$102,000.00	\$730.49
2021 Kubota M6S-111SDSC2 Tractor	2-2	\$79,764.00	\$571.24
2022 John Deere 250G LC FT4 Excavator w/HD250G Bucket	2-2	\$395,628.42	\$2,833.36
2019 Denis Cimaf DAH-125D Brush Cutter	2-2	\$55,080.00	\$394.46
2017 Bobcat E35 Mini-Excavator	2-2	\$71,400.00	\$511.34
2023 Lane Pride 5710 10' Mower	2-2	\$21,318.00	\$152.67
2023 Schulte XH1500 Rotary Mower	2-2	\$53,550.00	\$383.51
2024 Can-Am Defender XT HD10 w/Accessories	3-6	\$23,455.00	\$167.98
Rented 40' Highcube Container	3-6	\$7,640.82	\$54.72
Takeuchi TL12V2 Skidloader w/Fecon BH74SD-3 mounted mulcher	3-6	\$112,200.00	\$803.54
John Deere 4720 Tractor w/Endloader	3-6	\$24,684.00	\$176.78
Great Plains 10' No-Till Drill	3-6	\$20,196.00	\$144.64
LifePak 15 V4 w/Eqpt.	7-14	\$33,202.02	\$142.67
(2) Ambulance Cots (orig. value: \$16,000 each)	7-14	\$35,904.00	\$257.13
Miscellaneous Medical Supplies/Equipment	7-14	\$44,880.00	\$321.42
2013 Caterpillar 12M2 Motor Grader	9-17	\$404,242.32	\$2,895.05
2010 Caterpillar 140M Motor Grader	11-20	\$404,242.32	\$2,895.05
2019 Caterpillar 12M3 Motor Grader	11-20	\$404,242.32	\$2,895.05

2011 Caterpillar 140M Motor Grader	14-24	\$404,242.32	\$2,895.05
Limestone Arch	15-25	\$36,737.34	\$263.10
Granite Monument	15-25	\$36,434.40	\$260.93
2018 Caterpillar 12M3 Motor Grader	16-26	\$404,242.32	\$2,895.05
2007 Caterpillar 140HNA Motor Grader	19-29	\$404,242.32	\$2,895.05
2018 Caterpillar 12M3 Motor Grader	23-34	\$404,242.32	\$2,895.05
2012 Caterpillar 12M2 Motor Grader	24-35	\$404,242.32	\$2,895.05
(4) Civil War 61B Infantry Cannons (valued at \$80,000 each)	30-44	\$359,040.00	\$2,571.32
Unscheduled Miscellaneous Property (individual item value not to exceed \$10,000 per item)	98-98	\$347,737.00	\$2,490.38
	Subtotal:	\$11,783,584.40	\$84,294.97
	Totals:	\$61,388,904.74	\$196,690.82

Madison County (0865)
Estimated Premium Schedule as of 5/13/2025
Policy Period: 7/1/2025-7/1/2026

Workers' Compensation Coverage

Class Code	Description	Rate	Payroll	Premium	Modified Premium	Discounted Premium
0042	Landscape Gardening & Drivers	3.88%	18,348	712	797	917
5403	Carpentry NOC	4.72%	38,301	1,808	2,025	2,329
5506	Street or Road Paving	5.16%	937,466	48,373	54,178	62,305
5507	Street or Road Construction	3.13%	300,344	9,401	10,529	12,108
7705	Ambulance Service Companies, EMS providers & drivers.	4.14%	478,056	19,792	22,167	25,492
7705V	Ambulance Service Companies, Volunteer EMS providers & drivers.	4.14%	278,555	11,532	12,916	14,853
7720	Police Officers & Drivers	2.39%	970,043	23,184	25,966	29,861
8227	Cont.Perm.Yard - Maintenance E	3.13%	221,796	6,942	7,775	8,941
8810	Clerical Office Employees - NO	0.15%	1,433,892	2,151	2,409	2,770
8810V	Elected or Appointed Officials	0.15%	113,442	170	190	218
8820	Attorney - All Employees	0.12%	413,294	496	556	639
8835	Nursing:Home Health, Public &	1.64%	163,126	2,675	2,996	3,445
9015	Building Maintenance - Operation	2.29%	125,797	2,881	3,227	3,711
9102	Parks NOC - All Employees	2.28%	267,272	6,094	6,825	7,849
9402	Street Cleaning & Drivers	3.17%	183,306	5,811	6,508	7,484
9410	Municipal Employees	1.83%	809,108	14,807	16,584	19,072
Totals:			6,752,146	156,829	175,648	201,994

Your IMWCA Discount for Workers' Compensation Coverage:

Longevity Credit:	\$ 0	0%
Loss Experience Credit:	\$ 0	0%
Large Premium Discount:	\$ 0	0%
Total Discount:	\$ 0	0%

Workers' Compensation Premium Calculation

Pure Premium:	\$ 156,829
Experience Modification Factor: X	1.12
Modified Premium:	\$ 175,648
IMWCA Discount Amount: -	\$ 0
Discounted Premium:	\$ 175,648
Surcharge: X	1.15
Expense Constant: +	\$ 160
Annual Premium:	\$ 202,154
Total Premium:	\$ 202,154

Other Coverage

Non-Statutory Medical Coverage

Rate: \$10/Volunteer, Minimum Premium \$100

Estimated Number of Volunteers 0 Rate: 10 Premium: 0

Premium generated by count falls beneath minimum premium standards, therefore a minimum premium of \$100 has been used.

Non-Stat. Vol. Premium: 0

Minimum Premium: 100

Total Estimated Coverage Premium: \$ 202,254

This is not an invoice.

The IMWCA Board of Trustees decided on the removal of the county's remaining discounts (longevity and large premium) and added a 15% surcharge due to the losses during the current policy year (126% loss ratio), as well as the county's five year loss ratio of 118% which means the rest of the pool has had to make up for their losses over the past five years.

Output File Name: 10340494r1.Madison County S1014 4c 64GB RAM 2x1.6TB NVMe 2xLTO8 drives V7R5 3yrs AEC.csv
Server

Date : 09/02/2025 ECMPWR Version : 31
Time : 17:17:40 Last Build : September 2, 2025
CFREPORT : 10340494r1.Madison County S1014 4c 64GB RAM 2x1.6TB NVMe 2xLTO8 drives V7R5 3yrs AEC.cfr
Currency : USD
Hardware Price File : US USD US Dollars Commercial--POWER 09/02/2025
Software Price File : US USD US Dollars Commercial--POWER 09/02/2025

This configurator is classified for proposal usage for IBM personnel and Business Partners only. The configurator USER must provide complete and accurate information in order to produce a valid upgrade system order or proposal. The user will be held responsible for verifying that the price, terms, and conditions are consistent with the current sales manual. Commitments on prices should not be made without complete verification with the sales manuals. Prices are for your information only and are subject to change. Applicable taxes are not shown.

***** USER SELECTED/CRITICAL MESSAGES *****

Created on Tu Sep 02 2025 17:17:40 GMT-0400 (UTC) by Abdul
Rifdi

*** This is a POWER SYSTEMS MACHINE - Please see System
comments for the Operating System(s) ordered ***

Links for Financial Tools.

Estimate a low monthly payment at:

For deals under \$500K:

<https://url.us.m.mimecastprotect.com/s/5ABoCv2jnns7znx4fAsWcQhtVg?domain=ibm.com>

For deals over \$500K:

https://url.us.m.mimecastprotect.com/s/wlaQCwpkoocG3EKPC1tycJ_l-T?domain=ibm.com

HW upgrades may impact HW Maintenance and SW Maintenance renewal charges. Verify whether the base machine is on IBM HW Maintenance prior to submitting the order for this MES.If the base machine is on IBM HW Maintenance, then send the MES .cfr to your Services Sales team to obtain a services quote for the upgraded system.

'Do Not Need an HMC' has been selected.

Custom ServicePacs require scoping assistance

Please visit the ServicePac panel and review the recommended ServicePacs.

You have selected an IBM ServicePac for your Client.

You have selected IBM Power Expert Care for your Client.

Power Expert Care year terms must match SWMA year terms.

***** HARDWARE BASE SYSTEM *****

Product	Description Serial	Qty	Purchase	Maint
9009-41A	Server:9009-0078A1FA0	1	3150	25
	41 Device Parity Protection	1	N/C	
	267 IBM i Operating System	1	N/C	
	2145 Primary OS - IBM i	1	N/C	
	2319 Factory Deconfiguration	3	0	
	4650 Rack Indicator- Not Fac	1	N/C	
	5000 Software Preload Requi	1	N/C	
	5228 PowerVM Enterprise Ed	1	N/C	
	5557 System Console-Etherr	1	N/C	
	5899 PCIe2 4-port 1GbE Ada	1	574	
	6460 Power Cord 4.3m (14-ft	4	56	
	9300 Language Group Specif	1	0	
	9441 New IBM i License Core	1	N/C	
EB2L	AC Power Supply - 900W	4	1000	
EB73	IBM i 7.3 Indicator	1	N/C	
ECBY	SAS AE1 Cable 4m - HD	2	370	
ECCF	System Port Converter	1	150	
EJ10	PCIe3 SAS Tape/DVD A	1	1100	
EJ1D	Expanded Function Sto	1	4099	
EJTZ	Rack-mount Rail Kit	1	199	
EJUF	Front IBM Bezel 18-Bay	1	200	
ELUJ	#ESNJ Load Source Spe	1	0	
EM62	16 GB DDR4 Memory	2	2056	
EP10	4-core Typical 2.3 to 3.8	1	3099	58
EP40	One Processor Core Ac	4	0	
ESC6	S&H-b	1	339	
ESNJ	283GB 15K RPM SAS SF	6	3750	
EU0B	Operator Panel LCD Dis	1	399	
EU19	Cable Ties & Labels	1	25	
EU2C	Express Edition 4 core (	1	0	
		=====		=====
	9009-41A Price		20566	
	Monthly Maintenance			83
7226-1U3	Multi-media: 0068NV005	1	1829.7	473
	8247 HHLTO5 SAS Tape Drive	2	6741	
	9400 Attached to i5 OS & OS	1	N/C	
	9800 2.8 m (9 ft) Power Cord	1	21.4	
	9848 Rack Device to PDU Co	1	21.4	
		=====		=====
	7226-1U3 Price		8613.5	
	Annual Maintenance			473

***** HARDWARE TARGET SYSTEM *****

Product	Description Serial	Qty	Purchase	Maint
9105-41B	Server 1:IBI	0	1	5665
	40 Mirrored System Disk L	1	0	
	205 RISC-to-RISC Data Migr	1	0	
	267 IBM i Operating System	1	0	
	2145 Primary OS - IBM i	1	0	
	2319 Factory Deconfiguration	3	0	
	4650 Rack Indicator- Not Fac	1	0	

5557	System Console-Etherr	1	0
6458	Power Cord 4.3m (14-ft	2	28.84
9300	Language Group Specif	1	0
9441	New IBM i License Core	1	0
AKNC	Premium S&H Indicator	1	0
ALH0	Expert Care Indicator	1	N/C
EB3W	AC Titanium Power Sup	2	1236
EB75	IBM i 7.5 Indicator	1	0
ECCF	System Port Converter	1	154.5
EHSE	Power IBM i Segment In	1	0
EJ1Y	Storage Backplane with	1	2058.97
EJ2B	PCIe3 12Gb x8 SAS Tap	1	1852.97
EJXU	Front IBM Bezel for 16 N	1	206
ELYC	ES3C/ES5D Load Sourc	1	0
EMFA	64GB (2x32GB) DDIMM	1	5148.97
EN2Z	PCIe 4-Port 1GbE Adap	1	360.5
ENSA	200 GB IBM i NVMe Loa	1	0
ENSM	Specify Code Configure	1	0
EPFT	One Processor Core Ac	4	0
EPG0	4-core Typical 3.0 to 3.5	1	4324.97
EPVT	PowerVM V4	1	0
ES5D	Enterprise 1.6 TB SSD F	2	5765.94
EU0K	Operator Panel LCD Dis	1	410.97
EU19	Cable Ties & Labels	1	25.75
EUA5	Standalone USB DVD d	1	101.97
EXA3	3 YEAR, ADVANCED EX	1	N/C
=====			
9105-41B Price			27341.35

7226-1U3	Multi-media; 0068NV005	1	1829.7	473
5507	4m Mini-SAS HD/Mini-S	2	385.2	
8002	Ultrium Cleaning Cartri	1	96.3	
8541	HHLT08 SAS Tape Drive	2	12818.6	
8806	Ultrium 8 Data Cartridg	2	1305.4	
9400	Attached to i5 OS & OS	1	N/C	
9800	2.8 m (9 ft) Power Cord	1	21.4	
9848	Rack Device to PDU Co	1	21.4	
AKNC	Premium S&H Indicator	1	0	
B0NU	SP WAMO 3Y 24x7 SD	1	N/C	
=====				=====
7226-1U3 Price			16478	
Annual Maintenance				473

6662-B13	7226-1U3 S	0	1	1366
=====				
6662-B13 Price				1366
9677-A03	3 year, Adv	0	1	820.24
=====				
9677-A03 Price				820.24

***** HARDWARE MACHINES TO BE INSTALLED *****

Product	Description	Serial	Qty	Purchase	Maint
---------	-------------	--------	-----	----------	-------

9105-41B	IBM Power	0	1	5665
40	Mirrored System Disk L		1	0
205	RISC-to-RISC Data Migr		1	0
267	IBM i Operating System		1	0
2145	Primary OS - IBM i		1	0
2319	Factory Deconfiguration		3	0
4650	Rack Indicator- Not Fac		1	0
5557	System Console-Etherr		1	0
6458	Power Cord 4.3m (14-ft		2	28.84
9300	Language Group Specif		1	0
9441	New IBM i License Core		1	0
AKNC	Premium S&H Indicator		1	0
ALH0	Expert Care Indicator		1	N/C
EB3W	AC Titanium Power Sup		2	1236
EB75	IBM i 7.5 Indicator		1	0
ECCF	System Port Converter		1	154.5
EHSE	Power IBM i Segment In		1	0
EJ1Y	Storage Backplane with		1	2058.97
EJ2B	PCIe3 12Gb x8 SAS Tap		1	1852.97
EJXU	Front IBM Bezel for 16 I		1	206
ELYC	ES3C/ES5D Load Sourc		1	0
EMFA	64GB (2x32GB) DDIMM		1	5148.97
EN2Z	PCIe 4-Port 1GbE Adap		1	360.5
ENSA	200 GB IBM i NVMe Loa		1	0
ENSM	Specify Code Configure		1	0
EPFT	One Processor Core Ac		4	0
EPG0	4-core Typical 3.0 to 3.5		1	4324.97
EPVT	PowerVM V4		1	0
ES5D	Enterprise 1.6 TB SSD F		2	5765.94
EU0K	Operator Panel LCD Dis		1	410.97
EU19	Cable Ties & Labels		1	25.75
EUA5	Standalone USB DVD d		1	101.97
EXA3	3 YEAR, ADVANCED EXI		1	N/C

=====

9105-41B Price	27341.35
----------------	----------

Non-discountable Shipping and Ha	595
----------------------------------	-----

6662-B13	7226-1U3 S	0	1	1366
----------	------------	---	---	------

=====

6662-B13 Price	1366
----------------	------

9677-A03	3 year, Adv	0	1	820.24
----------	-------------	---	---	--------

=====

9677-A03 Price	820.24
----------------	--------

***** HARDWARE MACHINES TO BE REMOVED *****

Product	Descriptor Serial	Qty
---------	-------------------	-----

9009-41A	9009 Mode 0078A1FA0	1
41	Device Parity Protection	1
267	IBM i Operating System	1
2145	Primary OS - IBM i	1
2319	Factory Deconfiguration	3

4650	Rack Indicator- Not Fac	1	
5000	Software Preload Requi	1	
5228	PowerVM Enterprise Ed	1	
5557	System Console-Etherr	1	
5899	PCIe2 4-port 1GbE Ada	1	
6460	Power Cord 4.3m (14-ft	4	
9300	Language Group Specif	1	
9441	New IBM i License Core	1	
EB2L	AC Power Supply - 900\	4	
EB73	IBM i 7.3 Indicator	1	
ECBY	SAS AE1 Cable 4m - HD	2	
ECCF	System Port Converter	1	
EJ10	PCIe3 SAS Tape/DVD A	1	
EJ1D	Expanded Function Sto	1	
EJTZ	Rack-mount Rail Kit	1	
EJUF	Front IBM Bezel 18-Bay	1	
ELUJ	#ESNJ Load Source Spe	1	
EM62	16 GB DDR4 Memory	2	
EP10	4-core Typical 2.3 to 3.8	1	-58
EP40	One Processor Core Ac	4	
ESC6	S&H-b	1	
ESNJ	283GB 15K RPM SAS SF	6	
EU0B	Operator Panel LCD Dis	1	
EU19	Cable Ties & Labels	1	
EU2C	Express Edition 4 core (	1	
		=====	=====
9009-41A Price		0	
Monthly Maintenance			-83

***** HARDWARE COMMON MES *****

Product	Description Serial	Qty	Purchase	Maint
Action list for 7226-1U30068NV005				
7226-1U3	Multi-media: 0068NV005	1		
Additions:				
5507	4m Mini-SAS HD/Mini-S	2	385.2	
8002	Ultrium Cleaning Cartri	1	96.3	
8541	HHLTO8 SAS Tape Drive	2	12818.6	
8806	Ultrium 8 Data Cartridg	2	1305.4	
AKNC	Premium S&H Indicator	1	0	
B0NU	SP WAMO 3Y 24x7 SD	1	N/C	
Removals:				
8247	HHLTO5 SAS Tape Drive	2		
		=====		
7226-1U3 Price		14605.5		
Non-discountable Shipping and Ha		0		

***** SOFTWARE BASE SYSTEM *****

Product	Description Serial	Qty	License
5692-A6P	System Sof 00R2DCB3:	1	N/C
1101	DVD Process No Charg	1	N/C
2344	IBM PowerVM V3 VIOS	1	N/C

2345 IBM PowerVM V3 Expan	1 N/C
3435 DVD/CD-ROM	1 N/C
3450 Electronic Delivery	1 N/C
=====	
5692-A6P Price	0

5722-WE2 Web Enabl	1 N/C
2501 ePoE Registration - V7.1	1 N/C
2924 English U/L SBCS Prim	1 N/C
5909 Websphere Express V7	1 N/C
=====	
5722-WE2 Price	0

5733-OMF OmniFind T	1 N/C
2001 ePoE Registration	1 N/C
2935 Multilingual Language	1 N/C
3450 Electronic SW Delivery	1 N/C
5849 Supply (V1R4)	1 N/C
=====	
5733-OMF Price	0

5733-WQX IBM DB2 W	1 N/C
2935 Multilingual Language	1 N/C
3441 LPAR System Indicator	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5808 Supply - Express V2.2.1	1 N/C
6100 Registration per Expres	2 N/C
6101 Registration per Expres	1 N/C
=====	
5733-WQX Price	0

5733-XT2 XML Toolkit	1 N/C
2001 ePoE Registration	1 N/C
3450 Electronic SW Delivery	1 N/C
5819 CD-ROM V1R2	1 N/C
=====	
5733-XT2 Price	0

5765-VE3 IBM Power\	1 N/C
5 Per Processor Core N/C	1 N/C
=====	
5765-VE3 Price	0

5770-QU1 IBM Query100R20FNGI	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply Lang Group 1 (i7	1 N/C
6010 P10 ePoE Registration	1 N/C
	=====
5770-QU1 Price	0

5770-SS1 IBM i V7 00R20FNGI	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply IBM i Lang Group	1 N/C
5873 i 7.3 Licensed Machine	1 N/C
5936 Supply PSF/400 1-55 Pf	1 N/C
5973 i 7.3 USB Licensed Mac	1 N/C
6000 IBM i per Core Registrat	1 N/C
6001 ePoE Registration	1 N/C
6100 IBM i per 5 Users Regist	8 N/C
6201 ePoE Registration - PSF	1 N/C
	=====
5770-SS1 Price	0

5770-WDS IBM Ration: 00R20FNGI	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C

4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply Rational Dev Lai	1 N/C
5957 Supply ILE Compilers L	1 N/C
5977 Supply Heritage Compi	1 N/C
5989 Supply Appl Dev ToolSe	1 N/C
6001 ePoE Registration Ratio	1 N/C
6110 P10 ePoE Registration I	1 N/C
6210 P10 ePoE Registration I	1 N/C
6310 P10 ePoE Registration /	1 N/C
6345 ILE Compiler License R	15 N/C
6346 Heritage Compiler Lice	15 N/C
6347 Appl Dev ToolSet Licen:	15 N/C

=====

5770-WDS Price	0
----------------	---

5770-XW1 IBM i Acces 00R20FNGi	1 N/C
974 P05 OTC Charged with	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply PB Lang Group :	1 N/C

=====

5770-XW1 Price	0
----------------	---

***** SOFTWARE TARGET SYSTEM *****

Product	Description	Serial	Qty	License
5663-SP1	IBM i Subsc	0	1	N/C
	428 P05 Subscription Reg 2		1	648
	429 P05 Per Processor 3Y S		1	7488
				=====
	5663-SP1 Price			8136
5663-SU1	IBM i Subsc	0	1	N/C
	5 Conversion to Subscrip		1	5088
				=====
	5663-SU1 Price			5088
5692-A6P	System Sof	0	1	N/C
	1101 DVD Process No Charg		1	N/C
	2282 IBM PowerVM V4 VIOS		1	N/C

2284 IBM PowerVM V4 Expan	1 N/C
2324 NovaLink (5765-PVS/P\	1 N/C
3435 DVD/CD-ROM	1 N/C
3450 Electronic Delivery	1 N/C

=====

5692-A6P Price	0
----------------	---

5692-A6P System Sof 00R2DCB3:	1 N/C
1101 DVD Process No Charg	1 N/C
2344 IBM PowerVM V3 VIOS	1 N/C
2345 IBM PowerVM V3 Expan	1 N/C
3435 DVD/CD-ROM	1 N/C
3450 Electronic Delivery	1 N/C

=====

5692-A6P Price	0
----------------	---

5722-WE2 Web Enabl(00R2DH9B'	1 N/C
2501 ePoE Registration - V7.(	1 N/C
2924 English U/L SBCS Prim:	1 N/C
5909 Websphere Express V7	1 N/C

=====

5722-WE2 Price	0
----------------	---

5733-NKY Deactivate 0	1 N/C
2509 WebSphere Dev Studio	1 N/C
2648 ILE Compilers - PB (57x	1 N/C
2649 Heritage Compilers - Pl	1 N/C
2650 Application Dev ToolSe	1 N/C
2652 ILE Compilers - UB (577	1 N/C
2653 Heritage Compilers - Ul	1 N/C
2654 Application Dev ToolSe	1 N/C
2924 English U/L SBCS Prim:	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
4012 SW Key 1st HW Model I	4 N/C
4013 SW Key 2nd HW Model	1 N/C
4014 SW Key 3rd HW Model I	11 N/C
5809 5733-ITL Info Letter	1 N/C

=====

5733-NKY Price	0
----------------	---

5733-OMF OmniFind T 00R2M7TZE	1 N/C
2001 ePoE Registration	1 N/C
2935 Multilingual Language	1 N/C
3450 Electronic SW Delivery	1 N/C

5849 Supply (V1R4)	1 N/C
	=====
5733-OMF Price	0

5733-WQX IBM DB2 W 00R2M7TZ	1 N/C
2935 Multilingual Language	1 N/C
3441 LPAR System Indicator	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5808 Supply - Express V2.2.1	1 N/C
6100 Registration per Expres	2 N/C
6101 Registration per Expres	1 N/C
	=====
5733-WQX Price	0

5733-XT2 XML Toolkit 00R2M7TZ	1 N/C
2001 ePoE Registration	1 N/C
3450 Electronic SW Delivery	1 N/C
5819 CD-ROM V1R2	1 N/C
	=====
5733-XT2 Price	0

5765-VE3 IBM Power\ 00R2HMEH	1 N/C
5 Per Processor Core N/C	1 N/C
	=====
5765-VE3 Price	0

5765-VE4 IBM Power\ 0	1 N/C
6 Per Processor Core N/C	1 N/C
	=====
5765-VE4 Price	0

5770-QU1 IBM Query1 00R20FNGI	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C

4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply Lang Group 1 (i7	1 N/C
6010 P10 ePoE Registration	1 N/C

=====

5770-QU1 Price	0
----------------	---

5770-SS1 IBM i V7	0	1 N/C
1525 IBM i per Core (E4x/41x		1 N/C
3439 Subscription Term Regi	36	N/C
3450 Electronic SW Delivery	1	N/C
5851 Supply IBM i Lang Grou	1	N/C
5875 i 7.5 Licensed Machine	1	N/C
5975 i 7.5 USB Licensed Mac	1	N/C
6096 Subscription License R	1	N/C
6600 ePoE Subscription Regi	1	N/C
6601 IBM i per Core Subscrip	1	N/C
6798 IBM i Unlimited Users S	1	N/C

=====

5770-SS1 Price	0
----------------	---

5770-SS1 IBM i V7 00R20FNG:		1 N/C
3441 LPAR System Indicator	1	N/C
3450 Electronic SW Delivery	1	N/C
4001 SW Key 1st MT Digit	9	N/C
4002 SW Key 2nd MT Digit	10	N/C
4003 SW Key 3rd MT Digit	10	N/C
4004 SW Key 4th MT Digit	9	N/C
4005 SW Key 1st CPU Digit	7	N/C
4006 SW Key 2nd CPU Digit	8	N/C
4007 SW Key 3rd CPU Digit	11	N/C
4008 SW Key 4th CPU Digit	1	N/C
4009 SW Key 5th CPU Digit	16	N/C
4010 SW Key 6th CPU Digit	11	N/C
4011 SW Key 7th CPU Digit	10	N/C
5837 Supply IBM i Lang Grou	1	N/C
5873 i 7.3 Licensed Machine	1	N/C
5936 Supply PSF/400 1-55 Pf	1	N/C
5973 i 7.3 USB Licensed Mac	1	N/C
6000 IBM i per Core Registrat	1	N/C
6001 ePoE Registration	1	N/C
6100 IBM i per 5 Users Regist	8	N/C
6201 ePoE Registration - PSF	1	N/C

=====

5770-SS1 Price	0
----------------	---

5770-WDS IBM Ration:	0	1 N/C
3450 Electronic SW Delivery	1	N/C
5857 Supply Rational Dev Lai	1	N/C
5963 Supply ILE Compilers L	1	N/C
5983 Supply Heritage Compi	1	N/C
5995 Supply Appl Dev ToolSe	1	N/C
6001 ePoE Registration Ratio	1	N/C
6101 ePoE Registration ILE C	1	N/C
6110 P10 ePoE Registration I	1	N/C

6201 ePoE Registration Herit	1 N/C
6210 P10 ePoE Registration t	1 N/C
6301 ePoE Registration Appl	1 N/C
6310 P10 ePoE Registration /	1 N/C
6345 ILE Compiler License R	15 N/C
6346 Heritage Compiler Lice	15 N/C
6347 Appl Dev ToolSet Licen:	15 N/C

=====

5770-WDS Price	0
----------------	---

5770-WDS IBM Ration: 00R20FNGI	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply Rational Dev Lai	1 N/C
5957 Supply ILE Compilers L	1 N/C
5977 Supply Heritage Comp	1 N/C
5989 Supply Appl Dev ToolSe	1 N/C
6001 ePoE Registration Ratio	1 N/C
6110 P10 ePoE Registration I	1 N/C
6210 P10 ePoE Registration t	1 N/C
6310 P10 ePoE Registration /	1 N/C
6345 ILE Compiler License R	15 N/C
6346 Heritage Compiler Lice	15 N/C
6347 Appl Dev ToolSet Licen:	15 N/C

=====

5770-WDS Price	0
----------------	---

5770-XW1 IBM i Acces 00R20FNGI	1 N/C
974 P05 OTC Charged with l	1 N/C
3441 LPAR System Indicator	1 N/C
3450 Electronic SW Delivery	1 N/C
4001 SW Key 1st MT Digit	9 N/C
4002 SW Key 2nd MT Digit	10 N/C
4003 SW Key 3rd MT Digit	10 N/C
4004 SW Key 4th MT Digit	9 N/C
4005 SW Key 1st CPU Digit	7 N/C
4006 SW Key 2nd CPU Digit	8 N/C
4007 SW Key 3rd CPU Digit	11 N/C
4008 SW Key 4th CPU Digit	1 N/C
4009 SW Key 5th CPU Digit	16 N/C
4010 SW Key 6th CPU Digit	11 N/C
4011 SW Key 7th CPU Digit	10 N/C
5837 Supply PB Lang Group :	1 N/C

=====

5770-XW1 Price	0
----------------	---

5773-PVE	3-Year SWM	0	1	N/C
	999 Per Proc SW Maint Regi		1	405
	1001 Per Proc 24x7 Support (		1	29
			=====	
	5773-PVE Price			434

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5663-SP1	IBM i Subsc	0	1	N/C
	428 P05 Subscription Reg 2		1	648
	429 P05 Per Processor 3Y S		1	7488
			=====	
	5663-SP1 Price			8136

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5663-SU1	IBM i Subsc	0	1	N/C
	5 Conversion to Subscrip		1	5088
			=====	
	5663-SU1 Price			5088

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5692-A6P	System Sof	0	1	N/C
	1101 DVD Process No Charg		1	N/C
	2282 IBM PowerVM V4 VIOS		1	N/C
	2284 IBM PowerVM V4 Expan		1	N/C
	2324 NovaLink (5765-PVS/P\		1	N/C
	3435 DVD/CD-ROM		1	N/C
	3450 Electronic Delivery		1	N/C
			=====	
	5692-A6P Price			0

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5733-NKY	Deactivate	0	1	N/C
	2509 WebSphere Dev Studio		1	N/C
	2648 ILE Compilers - PB (57x		1	N/C
	2649 Heritage Compilers - Pt		1	N/C
	2650 Application Dev ToolSe		1	N/C
	2652 ILE Compilers - UB (57		1	N/C
	2653 Heritage Compilers - Ul		1	N/C
	2654 Application Dev ToolSe		1	N/C
	2924 English U/L SBCS Primz		1	N/C

4001	SW Key 1st MT Digit	9	N/C
4002	SW Key 2nd MT Digit	10	N/C
4003	SW Key 3rd MT Digit	10	N/C
4004	SW Key 4th MT Digit	9	N/C
4005	SW Key 1st CPU Digit	7	N/C
4006	SW Key 2nd CPU Digit	8	N/C
4007	SW Key 3rd CPU Digit	11	N/C
4008	SW Key 4th CPU Digit	1	N/C
4009	SW Key 5th CPU Digit	16	N/C
4010	SW Key 6th CPU Digit	11	N/C
4011	SW Key 7th CPU Digit	10	N/C
4012	SW Key 1st HW Model I	4	N/C
4013	SW Key 2nd HW Model	1	N/C
4014	SW Key 3rd HW Model I	11	N/C
5809	5733-ITL Info Letter	1	N/C
=====			
5733-NKY Price		0	

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5765-VE4	IBM Power\	0	1	N/C
	6 Per Processor Core	N/C	1	N/C
=====				
5765-VE4 Price				0

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5770-SS1	IBM i V7	0	1	N/C
1525	IBM i per Core (E4x/41x		1	N/C
3439	Subscription Term Regi		36	N/C
3450	Electronic SW Delivery		1	N/C
5851	Supply IBM i Lang Grou		1	N/C
5875	i 7.5 Licensed Machine		1	N/C
5975	i 7.5 USB Licensed Mac		1	N/C
6096	Subscription License R		1	N/C
6600	ePoE Subscription Regi		1	N/C
6601	IBM i per Core Subscrip		1	N/C
6798	IBM i Unlimited Users S		1	N/C
=====				
5770-SS1 Price				0

***** SOFTWARE TO BE INSTALLED *****

Product	Description	Serial	Qty	License
5770-WDS	IBM Rational:	0	1	N/C
3450	Electronic SW Delivery		1	N/C
5857	Supply Rational Dev Lai		1	N/C
5963	Supply ILE Compilers L		1	N/C
5983	Supply Heritage Compi		1	N/C
5995	Supply Appl Dev ToolSe		1	N/C

6001 ePoE Registration Ratio	1 N/C
6101 ePoE Registration ILE C	1 N/C
6110 P10 ePoE Registration I	1 N/C
6201 ePoE Registration Herit	1 N/C
6210 P10 ePoE Registration I	1 N/C
6301 ePoE Registration Appl	1 N/C
6310 P10 ePoE Registration /	1 N/C
6345 ILE Compiler License R	15 N/C
6346 Heritage Compiler Lice	15 N/C
6347 Appl Dev ToolSet Licens	15 N/C
=====	
5770-WDS Price	0

***** SOFTWARE TO BE INSTALLED *****

Product	Description Serial	Qty	License
5773-PVE	3-Year SWM	0	1 N/C
	999 Per Proc SW Maint Regi	1	405
	1001 Per Proc 24x7 Support (	1	29
=====			
5773-PVE Price			434

***** SERVICES BASE SYSTEM *****

Product	Description Serial	Qty	Purchase
6942-12F	SWMA IBM 000000SN1	1	N/C
	536 P05 SWMA i5/OS	1	N/C
	1159 Prime Shift Support	1	N/C
6948-E14	Software M 000000SN2	1	N/C
	7316 Prime Shift Support	1	N/C
A239	charge Core Small Tier	1	N/C
=====			
Total Price			0

***** SERVICES TARGET SYSTEM *****

Product	Description Serial	Qty	Purchase
6942-12F	SWMA IBM 000000SN1	1	N/C
	536 P05 SWMA i5/OS	1	N/C
	1159 Prime Shift Support	1	N/C
6948-E14	Software M 000000SN2	1	N/C
	7316 Prime Shift Support	1	N/C
A239	charge Core Small Tier	1	N/C
=====			
Total Price			0

***** GRAND TOTALS *****

Hardware Price	44133.09	
Software OTC	13658	
	=====	
System Total	57791.09	
Non-discountable Shipping and Ha	595	
Monthly Maintenance		-83

N/O - Not Offered

N/A - Price Not Available in Price Database

N/C - No Charge

A - Annual Maintenance Price

W/D - WITHDRAWN

F - ESA 24x7 Full Coverage

P - ESA 9x5 Prime Coverage

Parts removed as a result of a model upgrade become the property of IBM.

***** ERROR AND WARNING MESSAGES *****

INFORMATIONAL:

**CONFIGURATION CONTAINS IBM i AS PRIMARY OPERATING

SYSTEM**

JBOF Card

Internal Load Source



2311 West 18th Street
Spencer, IA 51301

Telephone: (712) 262-4520
Fax: (712) 262-3477
gmdsolutions.com

June 25, 2026

Madison County, IA
Heather Stancil
201 W Court Ave
Winterset IA 50273-1604

Subject: Authorization Request for the Upgrade to IBM Power 10 Server

Dear Stancil:

I hope this letter finds you well. In response to your request, I have provided pricing for a new IBM Power 10 Server to replace your existing IBM Power 9 Server. After a thorough review and considering future growth and performance requirements, we have identified the IBM Power 10 server as a critical upgrade that will significantly benefit your operations. This server offers unparalleled performance, security, and energy efficiency, making it a strategic investment for managing the increasing workloads and ensuring data security.

Given the strategic importance of this upgrade to operational efficiency, we kindly request your authorization to proceed with the purchase of the IBM Power 10 server. The estimated investment for this acquisition, including installation and setup, is \$63,386.09, which we believe will be offset by the significant improvements in performance, security, and efficiency.

The prices listed are contingent on the current IBM Power 9 Server being under a valid IBM HW/SW maintenance agreement. (The new configuration is based on your current server's number of users, RAM and disk).

IBM Power 10 Server (with estimated shipping)	\$ 58,386.09
Solutions Remote Configuration/Setup	\$ 5,000.00
Total	\$ 63,386.09

Optional On-site Setup available (based on time, materials & travel costs).

We look forward to your favorable response and are eager to proceed with this essential upgrade. Please feel free to contact me should you have any questions or need further clarification.

Thank you for your attention to this matter and for your continued trust in us. If this proposal is satisfactory, please provide a Purchase Order to authorize this purchase from IBM and for Solutions, Inc. to proceed and place this project on our work schedule.

Sincerely,

Robert E. Dugan
VP Operations, Harris Local Government – County
E-Mail: rdugan@harriscomputer.com



From: [Heather Stancil](#)
To: [Michele Brant](#)
Subject: Re: BOS motion & Notes for Budget amendment

Oh one more thing, we probably need to add a standing line item for the Ahlers training too, as any future folks appointed will be required to take it.

Maybe dept 99? Or just add funds under the Ahlers line item? Maybe \$400? Thoughts?

Heather

Get [Outlook for iOS](#)

From: Heather Stancil
Sent: Friday, November 21, 2025 1:57:53 PM
To: Michele Brant <mbrant@madisoncounty.iowa.gov>
Subject: BOS motion & Notes for Budget amendment

Michele

Wanted to send you what the BOS approved by motion today, as well as the notes I have been taking for potential budget amendments to ensure nothing still necessary is missed.

BOS motions today:

- Ahlers was to send a letter to OPN & Breitholz regarding the issues found by the inspector and engineer and invite their representatives to join the inspector & engineer on a walk through with a county Supervisor to go over what was found. Per the advice of both Steve and Brad from Ahlers, attorneys would not be present. I was designated the Supervisor to attend.
- Approved an additional \$55,000 to be added as a budget amendment to allow expenditures for all outside counsel needs, to include the costs of the inspector and engineer as part of the engagement on the above. I am not sure where you would like to put this, but I was thinking Dept 1 as a new account line item(s). Let me know if you have a different idea.

Here are my notes for potential budget expenditure amendments, but not sure if all are still needed:

IT

- Watchguard Access point replacements: \$6,428 (see attached bid) *Note that this is needed due to end of life, so we should probably have this ready for consideration for approval for purchase immediately after the budget amendment, assuming it is approved*
- Server replacement: \$63,387 (see attached IBM server proposal with bid detail csv file). *Note that price increases happen in January, so we should probably have this ready for consideration for approval for purchase immediately after the budget amendment, assuming it is approved*
- GeoPermitting software: \$22,200 (I believe this is the annual license cost – was paid out of ARPA prior to FY26 but it should now be a separate line item in the IT budget. This was paid out of the

computer equipment line item for FY26 but should have its own software line item in IT budget for future reference. We would need to confirm next year's cost)

Emergency Management

- County contribution increase of \$61,274 was missed (my notes say this may need to be a new account line under General Supplemental)

Conservation

- Garbage, Salary, IPERS, FICA: \$3,515 (I think garbage was supposed to be \$4000, was put in as \$500)

Environmental Health

- Benefit increase: \$2,700

Ambulance/EMS

- Longevity increase: \$351

Secondary Roads

- Longevity increase: \$271

Workman's comp/Insurance changes

- Workman's comp premium increased, ICAP premium decreased, net difference: \$24,583 (these changes happened after budget was approved - see attached resolution with documents)

Earlham grant

- Pass thru expenditure: \$10,664 (not sure if it is also on revenue side)

Let me know if you have any questions. Thank you!

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***



From: [Heather Stancil](#)
To: [Michele Brant](#)
Subject: RE: Budget Amendment Hearing

Normally we do a resolution setting the public hearing date...

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***

From: Michele Brant <mbrant@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 4:15 PM
To: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

I don't think so, but I can put something together elaborating on the date change. We have already posted to the paper as required. And meeting minutes will reflect the move to the 15 and then I can outline why we needed to move it to the 22nd. I think we are good.

From: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 4:07 PM
To: Michele Brant <mbrant@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

Michele

Did we need to add a resolution to tomorrow's meeting setting the public hearing date for 12/22?

If so, we need to do that soon.

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***

From: Michele Brant <mbrant@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 3:59 PM

To: Diane Fitch <dfitch@madisoncounty.iowa.gov>; Jessica Hobbs
<jhobbs@madisoncounty.iowa.gov>
Cc: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

Ladies,

I am so sorry, Heather will only do 8am on the 22nd. Since she is the Board Chair I needed to get something to the Paper now.

Michele

From: Diane Fitch <dfitch@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 3:44 PM
To: Heather Stancil <hstancil@madisoncounty.iowa.gov>; Michele Brant
<mbrant@madisoncounty.iowa.gov>
Cc: Jessica Hobbs <jhobbs@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

Jess and I will do the meeting Monday December 22 at 0900. Enjoy your family.

Diane Fitch
Madison County Supervisor
112 N John Wayne Dr.
Winterset IA 50273

dfitch@madisoncounty.iowa.gov

Work: 515-462-3225

Cell: 515-314-6433

From: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 3:25 PM
To: Michele Brant <mbrant@madisoncounty.iowa.gov>
Cc: Diane Fitch <dfitch@madisoncounty.iowa.gov>; Jessica Hobbs
<jhobbs@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

Unfortunately, I have family obligations that whole week.

I can do 8 am but not 9 am.

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***

From: Michele Brant <mbrant@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 3:22 PM
To: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Cc: Diane Fitch <dfitch@madisoncounty.iowa.gov>; Jessica Hobbs <jhobbs@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

I am very sorry, but my family is here that weekend for Christmas.
Can you please call in.

From: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 3:20 PM
To: Michele Brant <mbrant@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

Well bummer.

No, I cannot do 9 am due to a previous commitment. Can we perhaps do Saturday 12/20 at 9 am, and you can clerk to avoid any OT for Mak?

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***

From: Michele Brant <mbrant@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 3:16 PM
To: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Subject: RE: Budget Amendment Hearing

I just got off the phone with DOM and confirmed, we can not count the day of the hearing. Can you do 9am? That is what works for Jess and Diane.

I too wanted to take a few days away myself. Very frustrating as I am sure you will agree.

Thanks Heather, please confirm.

From: Heather Stancil <hstancil@madisoncounty.iowa.gov>

Sent: Monday, December 8, 2025 3:11 PM

To: Michele Brant <mbrant@madisoncounty.iowa.gov>; Diane Fitch <dfitch@madisoncounty.iowa.gov>; Jessica Hobbs <jhobbs@madisoncounty.iowa.gov>

Subject: RE: Budget Amendment Hearing

B my count the 19th is exactly 10 days...why do we need to push to the 22nd?

If we do the 22nd it has to be early for me, like 8 am. And I am not sure I can do it in person.

Serving,

Heather Stancil
Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***

From: Michele Brant <mbrant@madisoncounty.iowa.gov>

Sent: Monday, December 8, 2025 2:23 PM

To: Diane Fitch <dfitch@madisoncounty.iowa.gov>; Jessica Hobbs <jhobbs@madisoncounty.iowa.gov>; Heather Stancil <hstancil@madisoncounty.iowa.gov>

Subject: Budget Amendment Hearing

I have some very bad new. Because of the way we need to “count” days and the delay in having the review last week, the EARLIEST we can do the Amendment is December 22nd.

Do you all agree that would work for you? Please let me know as soon as possible. I have it ready to send to the DOM and then to the paper.

Best Regards,

Michele Brant

Michele Brant
Madison County Auditor
112 N John Wayne Drive
Winterset, Iowa 50273

P: 515-462-3914



From: [Heather Stancil](#)
To: [Michele Brant](#)
Cc: [Stephen Swanson](#)
Subject: Re: BOS motion & Notes for Budget amendment

Regarding this hearing, we probably need a resolution to set the new date, correct? Can we do that on Tuesday night and still make the paper? We can always pass the resolution first thing in the meeting so you can get to the paper if so.

Heather

Heather Stancil
Chair, Board of Supervisors
Madison County, IA

From: Michele Brant <mbrant@madisoncounty.iowa.gov>
Sent: Monday, December 8, 2025 7:16:56 AM
To: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Cc: Stephen Swanson <sswanson@madisoncounty.iowa.gov>
Subject: RE: BOS motion & Notes for Budget amendment

Good morning. As I review the budget amendment process this morning, we need to place the Amendment Hearing and Approval for the 19th of December. Instead of the not less than 4, the Amendment requires 10 days, so publishing on Wednesday the 10th, allows us to hold it 10 days later. We had a meeting already scheduled for the 19th, so that should work for all Supervisors. I am working to summarize for your review all of the changes this morning before hitting send to the DOM.

I have copied Stephen to confirm the dates for the required notice.

Be back in touch soon. Oh – and I had a few concerns about not going out to bid for the server. Is there a reason we did not do that? And are we positive that all vendors would have pricing hikes after January 1st?

From: Heather Stancil <hstancil@madisoncounty.iowa.gov>
Sent: Saturday, December 6, 2025 6:36 AM
To: Michele Brant <mbrant@madisoncounty.iowa.gov>
Subject: Fwd: BOS motion & Notes for Budget amendment

Michele

Wanted to follow up on this just to make sure I understood the discussion at our meeting this past week.

You had stated that no one else had requested a budget amendment, other than what we discussed at that meeting, is that correct? If so, does that mean amendments are not being done for any of the other expenditure items I noted below?

If I misunderstood, can you please confirm what of below will also be included in the amendment, and then let the other Supervisors know too, I would appreciate it.

Thank you.

Heather Stancil
Chair, Board of Supervisors

Get [Outlook for iOS](#)

From: Heather Stancil <hstancil@madisoncounty.iowa.gov>

Sent: Friday, November 21, 2025 1:57 PM

To: Michele Brant <mbrant@madisoncounty.iowa.gov>

Subject: BOS motion & Notes for Budget amendment

Michele

Wanted to send you what the BOS approved by motion today, as well as the notes I have been taking for potential budget amendments to ensure nothing still necessary is missed.

BOS motions today:

- Ahlers was to send a letter to OPN & Breitholz regarding the issues found by the inspector and engineer and invite their representatives to join the inspector & engineer on a walk through with a county Supervisor to go over what was found. Per the advice of both Steve and Brad from Ahlers, attorneys would not be present. I was designated the Supervisor to attend.
- Approved an additional \$55,000 to be added as a budget amendment to allow expenditures for all outside counsel needs, to include the costs of the inspector and engineer as part of the engagement on the above. I am not sure where you would like to put this, but I was thinking Dept 1 as a new account line item(s). Let me know if you have a different idea.

Here are my notes for potential budget expenditure amendments, but not sure if all are still

needed:

IT

- Watchguard Access point replacements: \$6,428 (see attached bid) *Note that this is needed due to end of life, so we should probably have this ready for consideration for approval for purchase immediately after the budget amendment, assuming it is approved*
- Server replacement: \$63,387 (see attached IBM server proposal with bid detail csv file). *Note that price increases happen in January, so we should probably have this ready for consideration for approval for purchase immediately after the budget amendment, assuming it is approved*
- GeoPermitting software: \$22,200 (I believe this is the annual license cost – was paid out of ARPA prior to FY26 but it should now be a separate line item in the IT budget. This was paid out of the computer equipment line item for FY26 but should have its own software line item in IT budget for future reference. We would need to confirm next year's cost)

Emergency Management

- County contribution increase of \$61,274 was missed (my notes say this may need to be a new account line under General Supplemental)

Conservation

- Garbage, Salary, IPERS, FICA: \$3,515 (I think garbage was supposed to be \$4000, was put in as \$500)

Environmental Health

- Benefit increase: \$2,700

Ambulance/EMS

- Longevity increase: \$351

Secondary Roads

- Longevity increase: \$271

Workman's comp/Insurance changes

- Workman's comp premium increased, ICAP premium decreased, net difference: \$24,583 (these changes happened after budget was approved - see attached resolution with documents)

Earlham grant

- Pass thru expenditure: \$10,664 (not sure if it is also on revenue side)

Let me know if you have any questions. Thank you!

Serving,

Heather Stancil

Chair, Madison County Board of Supervisors
112 John Wayne Dr.
Winterset, IA 50273
515-991-6905

*** Home of the Bridges of Madison County and the John Wayne Birthplace ***

AO Resolution 120925A

WHEREAS the Madison County Board of Supervisors approved to hire a Part Time 2nd Deputy;
and

WHEREAS the employee named below, pending-employment requirements for the job
classification of Part Time 2nd Deputy; and

BE IT HEREBY RESOLVED by Madison County Supervisors that the following appointment
in the Madison County Auditor's office shall be approved:

Employee Name: Laurie Greenman

Job Classification: Part Time 2nd Deputy

Employee Status: Hourly – Non-Exempt

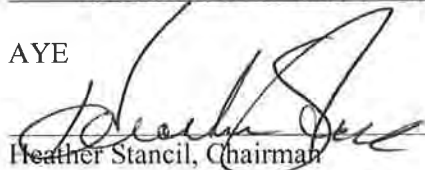
Rate: \$27.25 / hour

Effective Date: 09 December 25

This position is not covered by a collective bargaining agreement. This position is IPERS Eligible.

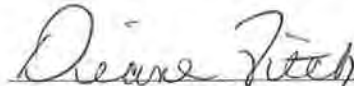
MADISON COUNTY BOARD OF SUPERVISORS

AYE

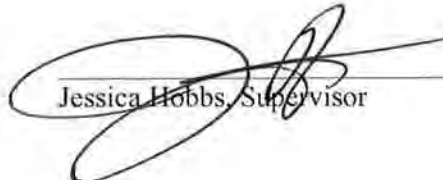

Heather Stancil, Chairman

NAY

Heather Stancil, Chairman


Diane Fitch, Supervisor

Diane Fitch, Supervisor


Jessica Hobbs, Supervisor

Jessica Hobbs, Supervisor

ATTEST:


Michele Brant, Madison County Auditor

DATE:

Dec. 9 2025

EXHIBIT

11

AO-RESOLUTION-120925D

BE IT HEREBY RESOLVED BY THE MADISON COUNTY BOARD OF SUPERVISORS THAT THE PUBLIC HEARING FOR A BUDGET AMENDMENT OF THE FISCAL YEAR ENDING 2026 SHALL BE SCHEDULED FOR THE FOLLOWING DATE AND TIME AT THE DESIGNATED LOCATION:

DAY Monday

DATE December 22, 2025

TIME 8:00AM

LOCATION MADISON COUNTY ANNEX, LOWER LEVEL BOARD ROOM

201 W COURT AVE, WINTERSET

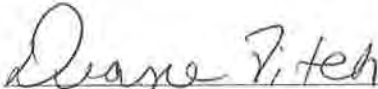
MADISON COUNTY BOARD OF SUPERVISORS

AYE


Heather Stancil, Chair

NAY

Heather Stancil, Chair

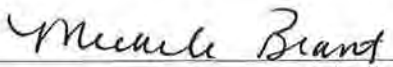

Diane Fitch, Supervisor

Diane Fitch, Supervisor


Jessica Hobbs, Supervisor

Jessica Hobbs, Supervisor

ATTEST:


Michele Brant, Madison County Auditor

DATE: 12/9/25



Monday, 30 March 2026

The Madison County Board of Supervisors met on 30 March 2026 at 3:00 PM for a Special Session in the Madison County Annex Lower Level. Chairman Heather Stancil called the meeting to order at 3:00 PM with Supervisors Diane Fitch and Jessica Hobbs present. This meeting was held with a public call-in option. The agenda was reviewed with no conflicts of interest noted; Fitch moved to approve the agenda, Hobbs seconded; motion carried unanimously. Fitch motioned to approve the minutes, Hobbs Seconded; Motion carried unanimously.

There were public comments from Joanne Collins, Winterset; Pat Navin, Winterset; Vicky Brenner, Winterset; County Attorney Stephen Swanson, Winterset. Public comment continued from Susan Mrzena, Winterset; Steve Reed, Winterset; Laurie Greenman, Winterset; Doug Jurgens, Winterset; Sherry Young, Winterset; Sandy Dawdy, Winterset; Chris Jordan, East Peru; Thaddeus Smith, VA Director.

Comments entered into the record

Fitch moved, Hobbs seconded; motion carried unanimously

Vicky Brenner, County Attorney Swanson, Susan Mrzena

Hobbs moved, Fitch seconded; motion carried unanimously

Laurie Greenman

Resolutions

Fitch moved, Hobbs seconded; approved unanimously

SPV 033026A Approving Alliance to Conduct Air Quality Testing for Elderly Services Building at \$2800

Hobbs moved to table indefinitely, Fitch seconded; approved unanimously

SPV 033026B Approving Monetary Support of the Winterset Fieldhouse by the Madison County Board of Supervisors.

Hobbs moved to table, Fitch seconded; approved unanimously

SPV 033026C Approving Allowing MC Veterans Administration Continued Occupancy in the Public Health Building until the Time of Sale

Hobbs moved, Stancil seconded; Hobbs and Stancil voted aye, Fitch voted nay; resolution approved

SPV 033026D Approving Outsourcing Custodial Services to Reliable maintenance at \$61,800 with all optional services eff 01 JUL 2026

Fitch moved, Hobbs seconded; resolution failed unanimously

SPV 033026E Approving RFP Vendor for Outsourcing Human Resources for Madison County

Auditor Brant will consult with Head Custodian See on the ADA plan for the courthouse. Supervisor Fitch will reach out to the Veterans Administration regarding the relocation. Brant reported on the duties of outsourced staff and will provide via email per Board Request.

Hobbs motioned, Fitch Seconded to adjourn at 5:53pm; Motion carried.

Michele Brant, Madison County Auditor

Heather Stancil, Chairman, Board of Supervisors

SPV RESOLUTION 033026D

EXHIBIT

13

BE IT HEREBY RESOLVED that the Madison County Board of Supervisors approve
Reliable Maintenance to provide Custodial Services to Madison
County at a cost of \$61,800 effective
7/1, 2026.

MADISON COUNTY SUPERVISORS

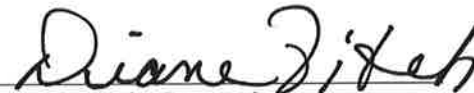
AYE

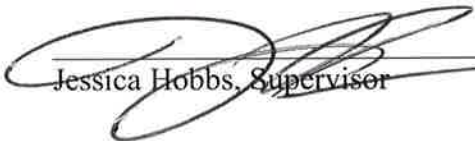

Heather Stancil, Chair

NAY

Heather Stancil, Chair


Diane Fitch, Supervisor


Diane Fitch, Supervisor


Jessica Hobbs, Supervisor

Jessica Hobbs, Supervisor

ATTEST: Michele Brant DATE: 3/30/26
Michele Brant, Madison County Auditor

APPENDIX C – Pricing Proposal Form

Section 1 – Custodial Services for initial 3 buildings (Scheduled)*

Description	Frequency	Monthly Cost	Annual Cost	Notes
Dry & wet cleaning restroom cleaning & sanitation, restocking of bathroom and shower supplies, drinking fountain cleaning and sanitation, trash removal. Only if needed: spot mopping & vacuuming, spot clean any glass to remove smudges and fingerprints	Daily	\$	\$	
Vacuum offices, meeting rooms, common areas, entry mats with HEPA filtration vacuum Mop hard floors where necessary , always detailing restrooms and showers Clean interior glass and entry doors Dry and wet cleaning of showers in Secondary Roads building(s) Wipe down locker exteriors, benches, hooks, and seating areas in Secondary Roads buildings Wipe clean all public counters & lobby/hallway furniture Disinfect high-touch surfaces (light switches, doorknobs, phones, etc.)	Weekly	\$	\$	
Clean interior windows and glass Deep clean restrooms Clean/Wax/buff hard floors Low-dusting (up to 7 feet) of fixtures, ledges, doors, baseboards, windows, walls and surfaces Dust office desks and workstations (where access is granted)	Monthly	\$	\$	
High-dusting (same items as monthly but above 7 feet) and vent cleaning	Quarterly	\$	\$	
Exterior entry glass cleaning	Annually or as needed	\$	\$	
Carpet spot cleaning or extraction/deep cleaning		\$	\$	

* Bids can be provided on a per building basis. Please provide a separate pricing estimate for potential 4th building

From: [Michele Brant](#)
To: [COSupervisors](#)
Cc: [Kelley Skerik](#); [Michele Brant](#)
Subject: Budget Reductions for HR & AUD
Date: Thursday, April 2, 2026 9:24:00 AM
Attachments: [Composition of Auditor Offices and Departments.xlsx](#)



Auditor's Budget as of	
031826:	\$ 530,466.64
Auditor's Budget as of	
040126:	\$ 519,747.32
	\$ 10,719.32
HR Budget as of 030326:	\$ 133,488.39
HR Budget as of 040126:	\$ 110,001.47
	\$ 23,486.92
Total Savings:	\$ 34,206.24

Best Regards,

Michele Brant

Michele Brant
Madison County Auditor
112 N John Wayne Drive
Winterset, Iowa 50273

P: 515-462-3914

Board Clerk	FY26	3% FY27
Hourly Rate	\$ -	\$ 24.00

	100%	80%	75%
Auditor Salary	\$ 80,424.24	\$ 64,339.39	\$ 60,318.18
	\$ 80,425.24	\$ 64,364.19	\$ 60,318.93

Earnings	Hourly
Regular Annual	1040 \$ 24,960.00
OT Annualized	\$ -
	\$ 24,960.00

Health Insurance	\$ 9,460.00
FICA	\$ 1,909.44
IPERS	\$ 2,356.22

Total Cost	\$ 38,685.66
------------	--------------

Job Title: Building & Grounds Supervisor
Department: **Building & Grounds**
Salary Range: \$55,000 - \$70,000 Annually
Reports To: **Auditor / Custodian of the Courthouse**
FLSA Status: Full Time / Permanent / Exempt / IPERS Eligible
Approved Date: **Submitted 14 APR 2026**



1. Summary

Responsible for oversight of the maintenance and upkeep of the Madison County physical properties (**Buildings**); including but not limited to staff, vendors, and public use. Performance is measured in the Employee's ability to achieve County Leadership goals, in that cost controls are accurate and in place. Further maintenance and regular upkeep of the County's physical property and assets are managed in such a way that deferred maintenance does not occur, and work requests made by **Customers** (County Employees, Department Heads, and Public using the Buildings) are completed with good workmanship and in a timely manner.

2. Essential Duties and Responsibilities

a. Primary Duties

1. Ensure that the buildings are open and ready for use not later than posted hours of operations.
 - a. There will be need to provide access, either by proxy or in person, to the buildings outside of posted hours.
2. Ready the HVAC system in such a way the buildings are temperature controlled (within the limits of the system). This includes anticipation of temperature variations during transitional heating and cooling seasons.
 - a. Items included:
 - i. Daily checks of valves and temperatures of boilers.
 - ii. Ensure annual inspection of systems.
 - iii. Distribute, catalogue and store fans, portable heaters, air purifiers for Customers.
3. Perform all maintenance – scheduled or incidental.
 - a. Sump pump.
 - b. Glycol system.
 - c. Clock and chime system.
 - d. Water softener.
4. Process work requests as generated by Customers.
 - a. Items included but not limited to:
 - i. Evaluate maintenance issues, discerning whether the work can be performed in-house or if a vendor is required.
 - ii. Reset breakers.
 - iii. Plunge toilets.
 - iv. Flood mitigation.
 - v. Fall hazards.
 - vi. Access issues (locks, doors, etc.).
 - vii. Organization and movement of furniture and records.
 - viii. Routine lighting maintenance (offices, dome, common areas, chandeliers on main floor)
 - b. Respond to emergency calls involving no heat, flooding, and electrical concerns immediately.
 - c. Aid and direct in the case of emergency situations (real or drill).
5. Respond in person to emergency and after-hours alarms and issues:
 - a. Fire-Life Safety
 - b. Boiler Alarms
 - c. Relieve elevator pressures in emergency situations.
6. Provide and process access control system (Key Management).
7. Manage all vendors serving the Buildings.
 - a. Shuttle trash and recycling bins from the lower level to curb and back.
 - b. Evaluate needs; provide background and specifications for working on and in the building.
 - c. Ensure proper insurance requirements are obtained and verified.
 - d. Prepare scopes of work in writing.
 - e. All contracts, scope, and performance expectations are fulfilled with change orders documented and approved prior to work being done.
 - f. Schedule and execute preventative maintenance of all Buildings to ensure compliance with

building codes; health and safety requirements and to prevent any deferred maintenance.

8. Raise and lower flags.
9. Provide information for summaries and reports on Building projects or conditions when needed by the Auditor or County Leadership.
10. Perform property inspections and police the grounds – scheduled rotations.
 - a. Clear debris from curbs and gutters (Courthouse and Annex).
 - b. Clear debris from stairs and walks.
 - c. Check all walking areas for ice, excess water, hazards.
 - d. Clear yard from debris and waste Monumental Park.
 - e. Remove trash from Monumental Park.
 - f. Monitor exterior conditions such as trees, shrubs and lawn conditions.

b. Secondary / Seasonal Duties

1. Election Support
 - a. Set up election areas during Absentee voting.
 - b. Run triage through the elections including pre- and post-election.
2. Assist in preparation of operation and capital budgets through information gathering, record keeping and claims processing.
3. Modify chimes for holidays.
4. Decorate for holidays.
5. Perform Courthouse Tours.
6. Specialized Cleaning
 - a. Globes.
 - b. Lower-level concrete surfaces.
 - c. Bird nest & dropping removal from Porticos.
 - d. Wood restoration.
 - e. Trash detail during Festivals and Use of County Grounds.
 - f. Power washing salt from horizontal surface post ice season.
7. Assist offices with large deliveries and furniture set up and moving.
8. Snow removal when vendor is not available or area needs attention during the day.
9. Assist Master Gardners in Spring set up of flower beds through materials management.

c. Key Contacts

While in this position an employee can expect to interact with all departments and personnel along with the public. Primary contacts:

- Auditor
- Board of Supervisors
- Vendors
- County Employees

3. Supervisory Responsibilities

Supervisory responsibilities oversight of vendors. Further this position is to provide regular assessment and feedback providing accurate and timely reports of issues and property conditions to upper management.

4. Functional Guidance, Authority and Decision Making

a. Supervisory Controls

Reports directly to the Auditor; however much of this workload is self-driven based on the needs of the County and establish policies and procedures. Further, direction may come from the Board of Supervisors as a Unit and via the Auditor who is compelled to take that direction.

b. Authority and Responsibility

Authority includes decisions to purchase supplies, materials, and services necessary to perform the work described in paragraph 1. Responsibility includes but is not limited to the overall performance of the building and grounds department including compliance with local and state codes and ordinances as well as OSHA and FSLA.

5. Qualifications

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill and /or ability required. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

a. Education and/or Experience

- Highschool Diploma or Equivalent.
- 12 months' experience working in non-residential maintenance capacity; and
- 12 months working in a supervisory role.

- Basic plumbing, electrical and HVAC knowledge.
- Basic carpentry skills.
- Painting and staining experience.

b. Language Skills

- Ability to read, analyze and interpret directions, Policy and Procedure directives and memorandums.
- Capable of written communication for describing work, incidents involving tenants, and completing work orders.
- Ability to effectively present information and respond to questions from Customers.

c. Mathematical Skills

- Ability to calculate figures and amounts such as measurements and supplies as well as discounts and percentages.

d. Reasoning Ability

- Ability to solve practical problems and deal with a variety of concrete variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, diagram, or schedule form.

e. Computer Skills

- Ability to learn and use computer software including but not limited to Microsoft Word, Excel, and Outlook and other software as necessary.

6. Tools, Vehicles and Machines

A current and unencumbered driver's license. There is no smoking or vaping allowed in company owned vehicles; the vehicle must be maintained in a neat, clean and good operating condition always.

In addition, employee must provide their own tools listed in Addendum A attached.

7. Certificates, Licenses, and Registrations

Boiler Certification is beneficial but not required.

8. Physical Demands

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is regularly required to walk, talk, or hear. The employee frequently is required to stand. The employee is occasionally required to sit; use hands and fingers, handle, or feel; reach with hands and arms; climb or balance; stoop, kneel crouch or crawl and taste or smell. The employee must occasionally lift and/or move up to 100 lbs. Specific vision abilities required of this job include close vision, distance vision, color vision, and peripheral vision.

9. Work Environment

The work environment characteristics describe here are the representative of those employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is frequently exposed to outside weather conditions. The noise level in the work environment is usually moderate.

Employee Signature	Department Head Signature	HR Signature
Date:	Date:	Date:

Summary of Contrast: Building Managers are the most “hands-on” and site-focused, Facility Managers expand to multi-site strategy and business alignment, and County Administrators operate at the executive policy and leadership level. Overlap exists in facilities-related duties (e.g., a County Administrator may indirectly oversee a facilities department), but the latter is far more administrative and county-scale. [OBJ] [OBJ]

3. Average Salary Ranges in Iowa (as of March 2026)

Salaries vary by county size, experience, organization type, and specific duties. Data reflects statewide averages/ranges from aggregator sites and Iowa employer reports:

- Building Manager: Average ≈ \$56,000/year. Typical range: \$45,000–\$70,000 (25th–75th percentile). Lower end for smaller properties; higher with supervisory duties. [OBJ] [OBJ]
- Facility Manager: Average ≈ \$65,000–\$102,000/year (wide variance by source and seniority). Typical range: \$65,000–\$110,000+ (ZipRecruiter lower-end estimates; Salary.com/Glassdoor higher for mid-to-senior roles). Larger or complex facilities command premiums. [OBJ] [OBJ] [OBJ]
- County Administrator: Average ≈ \$145,000/year. Typical range: \$120,000–\$170,000+ (highly variable by county population; e.g., small counties ~\$70,000, large like Polk County up to \$260,000+). Includes strong benefits packages. [OBJ] [OBJ]

Notes on Compensation: Facility Manager salaries often exceed Building Manager due to broader scope and required expertise. County Administrator roles command the highest pay reflecting executive responsibility, with significant variation tied to county budget size. All figures are base salary; total compensation may include benefits, bonuses, or profit-sharing.

4. Conclusion and Insights

In Iowa, Building Manager and Facility Manager roles serve as operational pillars for property upkeep and efficiency, while the County Administrator provides top-tier leadership across public services. The progression from Building to Facility Manager reflects increasing strategic responsibility and pay; transitioning to County Administrator requires a shift to public policy and executive management. Organizations seeking cost-effective site operations may prefer Building Managers, while those needing enterprise-wide optimization favor Facility Managers. County government roles prioritize governance expertise.

For the most current or localized data, consult Iowa county job postings, the Iowa State Association of Counties salary surveys, or platforms like Indeed/Glassdoor.

Recommendations for employers include aligning compensation with role scope and offering professional development (e.g., facility certifications or public administration training) to attract talent in a competitive market.

Tuesday, 28 April 2026

The Madison County Board of Supervisors met in regular session on 28 April 2026 at 9:00AM in the Madison County Annex Lower Level. Chair Heather Stancil called the meeting to order at 9:00 AM with Supervisors Fitch and Hobbs present. This meeting was held with a public call-in option. Fitch motioned, Hobbs seconded to approve a recess at 9:03AM, to resume at 9:30AM due to a typographical error on the posted agenda. Motioned passed. Chair Stancil called to adjourn at 9:30AM; Fitch motioned, Hobbs seconded. Motion passed. The agenda was reviewed with no conflicts of interest noted. Chair Stancil announced she had not received the contract from Summit Technologies; she further listed other changes. Fitch motioned to amend the agenda to remove resolution SPV042826C, add EMS042826A, add SPV042826D and add a discussion item under old business of Contract Signing Policy; Hobbs seconded, motion passed. Receive and file items were Recorder's Report of MARCH Fees Collected and Emails from Public Regarding Black Flag Arsenal Outdoor Shooting Range.

Department Head reports were given by Brady Foreman, Ambulance Director, Thaddeus Smith, Veterans Affairs asked that his petition be received and file; Fitch motioned, Hobbs seconded; motioned passed. Mitch Johnson, Emergency Management Director: Chip See, Head Custodian Building and Grounds; Michele Brant, Auditor submitted a written report.

Fitch moved; Hobbs seconded to enter public hearing at 10:34 a.m.; motion carried unanimously. Zoning Administrator, Ryan Hobart, presented his report on the Patterson Hills Subvision; Gregory Broadbent of Winterset commented. Hobbs moved; Fitch seconded to exit public hearing at 10:46am.

Fitch moved; Hobbs seconded to enter public hearing at 10:46 a.m.; motion carried unanimously. Zoning Administrator, Ryan Hobart, presented his report on the J-Five Subdivision; there was no public comment. Fitch moved; Hobbs seconded to exit public hearing at 10:52 a.m.

Fitch moved; Hobbs seconded to enter public hearing at 10:52 a.m.; motion carried unanimously. Zoning Administrator, Ryan Hobart, presented his report on the Binns Subdivision; there was no public comment. Fitch moved; Hobbs seconded to exit public hearing at 10:57 a.m.

Public comments were provided by Sherry Long, Winterset; Leslie Beck, Winterset; Attorney Steve Swanson, Winterset; Rachel Tehrarr, Winterset; Laura Silverthorn, by phone.

Resolutions Approved Unanimously

Fitch moved; Hobbs seconded.

AO-042826A Approving Organization Resolution for Credit Card Program adding L Greenman.
 AO-042826B Approving S Akin as parttime Auditor Clerk at \$21.32/hour Effective 21 APR 2026.
 IT-042826A Approving VPN Access for certain County Employees through 31 JUL 2026.
 TO-042826A Approving First Deputy Treasurer Aaron Stanton, Authorization to Financial Institutions.
 ZO-042826A Approving Patterson Hills Subdivision
 ZO-042826B Approving J-Five Subdivision
 ZO-042826C Approving Binns Subdivision
 EMS-042826A Approving Fox Longevity
 SPV-042826D Approving Law Day Flag Presentation

Resolutions Approved

SVP-042826A Approving the FY27 Budget. Hobbs Y, Stancil Y, Fitch voted N.

Resolutions Tabled

SPV-042826B Approving Rule #15 for the BOS Meeting Rules and Procedures addressing Disruptions, Removal and Trespass.
 SPV042826C Approving Summit Technologies to replace Courthouse Camera Server for \$15,636.05.

Supervisor Fitch reported several meeting including HIRTA, budget meetings, Aging Resources and that she interacted with Madison County residents regarding the shooting range. She further cleaned out the Public Building. Supervisor Stancil attended budget meetings; MPO, accompanied IWFD on an ADA tour of the Public Health Building. Supervisor Hobbs worked on the Old Ambulance Garage with vendors, getting reports ready, and indicated she would be ready to discuss further on 05 May 2026. Hobbs indicated, along with Stancil they individually had meetings with residents concerned about the shooting range. The Board directed setting another meeting on 05 May 2026 to include further discussion about: Elderly Services - IAQ Report & the draft RFP for Mold Remediation, the Roof, and the use of the parking lot for sweet corn sales; Building Manager Job Description; Timeline for the sale of the Public Health Building; and Rule #15 for Meeting Decorum. A meeting was also set for Friday 1 May 2026 to set a Public Hearing date for a moratorium on data centers and battery storage systems. There was discussion on having a main point of contact to send open records requests to Solutions. This will also be discussed on the 5th.

Fitch moved; Hobbs seconded to adjourn the meeting at 12:48PM. Motion carried unanimously.

Michele Brant, Madison County Auditor

Heather Stancil, Chair, Board of Supervisors

Claims Total by Fund:

General Basic Fund	191,526.80
General Supplemental Fund	37,277.65
Rural Basic Fund	1,304.22
Secondary Road	233,399.36
Local Option Sales Tax	6,632.87
Emergency Management IA CH29C	10,000
Assessor's Agency	2,014.94
Intergovernmental – Fuel	26,741.92
Group Health Insurance	1,750.00
Life & Disability Insurance	7,255.63
TOTAL	517,903.39

SPV RESOLUTION 051226 A

WHEREAS, the Madison County Board of Supervisors has determined that it is in the best interests of Madison County to reorganize its facilities and custodial operations through the use of outsourced vendor services; and

WHEREAS, the Board has determined that a new position is necessary to oversee and manage existing vendor relationships, outsourced vendor services, service performance, and related operational responsibilities; and

WHEREAS, the Board has reviewed the job description for the proposed position.

BE IT RESOLVED by the Madison County Board of Supervisors as follows:

Madison County hereby approves the creation of the following position:

Position Title: Buildings & Operations Manager

- The job description attached hereto as Exhibit A is hereby approved and incorporated by reference.
- County administration and staff are authorized to publicly post and advertise the position in accordance with County policies and applicable law.
- The Madison County Board of Supervisors shall conduct interviews of selected candidates and take such further action regarding the hiring process as it deems appropriate.
- As part of the reorganization of facilities and custodial operations, Madison County shall eliminate existing positions within the department currently performing custodial services, subject to applicable County policies, employment agreements, and legal requirements.

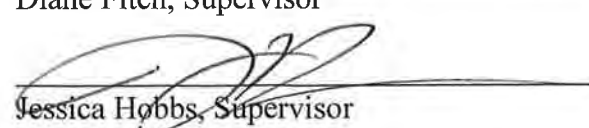
PASSED AND APPROVED this 12 day of May, 2026

MADISON COUNTY BOARD OF SUPERVISORS

AYE

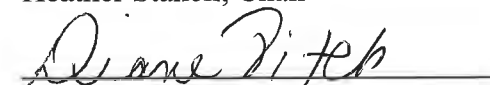

Heather Stancil, Chair


Diane Fitch, Supervisor


Jessica Hobbs, Supervisor

NAY


Heather Stancil, Chair


Diane Fitch, Supervisor


Jessica Hobbs, Supervisor

ATTEST: 
Michele Brant, Madison County Auditor

Date: 5/12/26

SPV RESOLUTION 052226C

EXHIBIT

19

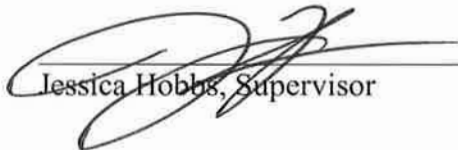
BE IT HEREBY RESOLVED that the Madison County Board of Supervisors approve a correction to the effective date of service with Reliable Maintenance Company for custodial services to begin on June 1, 2026, instead of July 1, 2026.

MADISON COUNTY SUPERVISORS

AYE


Heather Stancil, Chair

Diane Fitch, Supervisor

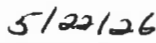

Jessica Hobbs, Supervisor

NAY

Heather Stancil, Chair


Diane Fitch, Supervisor

Jessica Hobbs, Supervisor

ATTEST:  DATE: 
Michele Brant, Madison County Auditor

Reliable Maintenance Company
2525 Douglas Ave
Des Moines, IA 50310
Email: Office@reliablemaintenancecompany.com
Phone: 515-255-3032
State Entity Number: 163850

3/11/2026

Request for Custodial Services Proposal for Madison County

Madison County Board of Supervisors
Board Clerk Lance Coulter
112 John Wayne Dr
PO Box 152
Winterset, IA 50273

To Heather and Michele or whomever it may concern,

Please find enclosed my proposal for the custodial services for (3) to (4) buildings for Madison County. Reliable Maintenance will provide all EPA approved chemicals, mops, rags, vacuums, and all other equipment to perform the job for all buildings. The proposal will obtain Operations Plan, Cleaning Specifications, Experience and Price. The bid will also have attachments of Certificate of Insurance, equipment list, Company brochure and Safety Packet to train staff with. Reliable Maintenance understands the cleaning of the building requires background checks, day-time availability, and emergency phone calls.

Reliable Maintenance Company has been serving the Greater Des Moines area for over 51 years as a minority owned business. Reliable Maintenance Company is a Targeted Small Business through Iowa Economic Development Authority. Proof of insurance in the form of a "Certificate of Insurance" in at least the amounts specified mentioned in the RFP, shall be provided by the Contractor prior to the issuance of the contract, shall be reviewed and determined to be acceptable to Department insurance firm, and shall be maintained throughout the contract. Contractor/Permitee/Licensee agrees that for all work done in the county road right of ways, easements and county property, it shall be solely responsible for work zone safety and shall hold the County harmless and agree to indemnify the County for all claims that arise from its work in the right of way, and further, it agrees that it will adhere to the Manual on Uniform Traffic Control Devices during the project.

I look forward to hearing from you and appreciate the opportunity to submit a custodial proposal for the City of Madison County.

Sincerely,

Andre McKay
Business Development Manager

Firm Background & Qualifications

Reliable Maintenance has been serving the Greater Des Moines area and surrounding cities since 1973. We focus on commercial cleaning and facilities management seven (7) days a week. We are family business, Reliable Maintenance is going on their 3rd generation, and this allows us to not have turn over in management. Our management team and owners' takes an active role in operations. Reliable Maintenance does not subcontract any type of specialty work; therefore, our maintenance technicians are personally trained by our owners. We take pride in commercial cleaning, park shelter & outside restroom cleaning, stripping & waxing floors, buffing, and carpet cleaning with hot water extraction methods. As we do these services in-house, this allows us to service and manage West Des Moines Park facilities and shelters seven days per week.

We are currently and have been providing cleaning services for the City of West Des Moines since 2016 related to this scope of work. Reliable Maintenance services 45 individual park which include cleaning picnic tables, bathrooms (2 sets each park), barbeque grills, playgrounds, and skate parks. Also, there are three major baseball and softball complexes, two major aquatic centers, and all of Raccoon River Complex. This service is done seven days a week during the night. Also provided with day porters to service bathrooms and maintenance of the parks seven days a week. Staff deal with vandalism weekly and know the procedure to call the supervisor to report it immediately. The toilets and other restroom maintenance issues happen frequently, and Reliable Maintenance staff are trained in dealing with plugged toilets, leaks, overcrowded places to clean around, and walking grounds. We also provide cleaning services for two major West Des Moines public works facility, West Des Moines Police Station, and the West Des Moines Library five (6) days a week, West Des Moines Human Services, West Des Moines Activity Center, West Des Moines City Hall, and West Des Moines EMS.

Reliable Maintenance also cleans and maintains fifteen to eighteen outside shelters and outdoor restrooms for the City of Urbandale. Reliable has been servicing the park shelter rentals for the City of Urbandale since 2010 and cleans up as needed basis and Friday through Sunday. This is very similar to the scope of work in West Des Moines parks, the cleaning takes place after 10:30 pm and we do get request to clean as needed rentals after 3:00 pm. During major holidays like 4th of July and other community events, we also help maintain the facility with any cleaning issues, vandalism issues, and specialty cleanings. There was a handful of time(s) last year that Reliable had to pressure wash park bathrooms due to feces covered restrooms and this occurred until the end of the season. We are also required to be on call seven days per week which the business development manager would answer any phone call or text to take care of a shelter clean or a specialty clean. The billing is also very similar to West Des Moines contract since we have to itemize every park and shelter that we clean.

Reliable also maintains and cleans Norwalk sportsplex complex which consists of Friday through Sunday outdoor restroom and indoor restroom cleaning. Like City of West Des Moines, we must clean the outdoor bathrooms after 10:00 pm after baseball/softball tournaments. Reliable Maintenance also maintains and removes graffiti for the City of Des Moines. The City of Des Moines sends Reliable Maintenance tickets on a

daily and weekly basis on graffiti all around the Greater Des Moines area. We use a 90-gallon tank with extensions connected to our pressure washer to locate each graffiti. We use special chemicals that is acid based to remove the graffiti, the process is time consuming, but the results show. Reliable Maintenance also cleans and maintains six (6) Retirement Facilities and offices across the State of Iowa. Other Municipal and State-owned buildings would be Iowa Lottery HQ, Iowa DOT HQ, Department of the blind, Johnston PD, and Johnston Library. I share this information because it reflects the manpower of what Madison County needs to maintain their buildings as well. The scope of work is similar with large square footage for municipalities which also indicates the importance of keeping them clean with high expectations. We follow CDC guidelines when it comes to disinfecting large areas for the City of West Des Moines and all other accounts.

As mentioned before, Reliable Maintenance Company is a family business but has many supervisors and managers to maintain our buildings five days per week. Within our office staff, we have our secretary who prints off schedules and post it to make sure all the managers throughout the day, and night see what is going on. The business development manager oversees all schedules to make sure they are assigned properly to the correct staff either during the or nighttime. Our day manager oversees various buildings and also assists in specialty cleaning if need be. The office staff typically help the day porters with gathering cleaning supplies and pressure washing equipment for the day ahead. Our maintenance manager oversees keys to buildings and park system along with the business development manager. The maintenance manager orders supply for buildings and stays at the office at night to gather the park keys from the staff since no one is allowed to take keys home. The owner of the business is involved in all aspects of the business. The business development manager meets every night with the owner to inform him of the operations and any specialty cleaning that is taking place throughout the week and weekend. The owner works with the secretary to gather all the schedules for billing purposes. Only the owner is allowed to create invoices to ensure the accuracy of the itemized list. Reliable Maintenance Company can send any financial document that the City of West Des Moines Request.

Staffing Plan & Organizational Structure

Reliable Maintenance Company will have one full time person Monday through Friday between 8:00 am to 4:30. That one person will clean and maintain the Courthouse, Annex, Secondary Roads, and the Elderly Services. Reliable will have a monthly crew for the waxing and stripping of the floors. That same crew will also shampoo carpet as needed. The full time personnel will look at the logbook at each building to ensure it is signed on a daily basis. Reliable understands and will have a day porter to handle on-call support services and can give 2 hours for emergencies and 4 hours for non-emergencies.

Reliable Maintenance recognizes the security concerns of its clients' rigorous screens and potential reliable employees. We have an extensive screening process with steps that include the following: 1) DCI background checks, 2) One-on-one interviews, 3) Specific task training for two weeks. With Reliable' trained staff, we follow strict safety policies and cleaning procedures followed by the CDC. As we go to many different environments to clean, we must train every staff member to customize the cleaning with green products on all types of surfaces.

All staff will be required to have ID badges and will deposit their personal items in a designated area. The supplies that will be approved by the building coordinator will all be properly labeled. the owner's always conduct background checks by the Division of Criminal Investigation in the state of Iowa. Reliable Maintenance operates day and night, by doing this we have company vehicles that have GPS for Reliable to keep track of staff. The keys for the building will always be at the Reliable Maintenance office and will be handed to the staff by the operations director. The keys will be dropped off at

the same office and given to the same operations directors. This procedure is important to keep all keys in one location before and after the shift.

If a staff member in the day does not show up, we do have a back up day porter that can handle the assign list. The business development manager will assist on cleaning the building if need be. Reliable does have other back-up staff members to call on hand if needed. The breakdown of staff members is attached.

Reliable Maintenance Company uses an OSHA related booklet to train the staff members for Bloodborne Pathogens, handling heavy trash, PPE for vandalism and other occurrences, vehicle safety, hazard communication, and accidents and emergencies. Most or all of Reliable employees are seasoned veterans that clean municipal buildings before and know the cleaning procedures for bathrooms and office space. For new staff members, the business development manager will clean with the new people and work with them throughout the week/weekend to ensure they are suitable for the job.

Owners/Managers	Titles	Duties	Contact Information
Keith Mckay	President	Owens and operates Reliable Maintenance Company.	Cell: 515-371-2374 Office: 515-255-3032
Andre Mckay	Business Development Manager	Oversees all contracts to develop and implement growth opportunities in the Des Moines area.	Cell: 515-681-0924 Office: 515-255-3032

Managers and Supervisors	Titles	Duties	
Kenny Brewer	Maintenance Manager	20 plus years of experience maintaining equipment for buffing, stripping, carpet cleaning, ordering supplies and ensuring that staff has clean supplies. Oversees keys to all staff at night.	Cell: 515-490-5391 Office: 515-255-3032
Fernando	Lead Custodian	Lead Custodian	Office: 515-255-3032
Jeff English	Lead	Lead Custodian	Office: 515-255-3032

Quality Assurance & Communication Plan

Reliable Maintenance Company will have a full-time staff member Monday through Friday between 8 AM to 4 PM. This day porter will have a list of tasks everyday while cleaning the three to four buildings. The day porter meets with the business development manager at the end of his shift to discuss any cleaning chemicals they need or any other concerns. We would schedule the waxing of the floors at the end of each month. We have plenty of internal quality control devices that we use to make sure the staff are at the correct locations on the route. Our night and day manager stays at the office until the staff return to gather the building keys. This allows us to control keys and make sure no one takes the keys home. If a key does happen to get lost during a shift or misplaced, the business development manager will do their best to locate the keys but also get it reported to the person from the city.

We have a GPS tracker in each company car to ensure the staff follow the route list we give them. If they are off route, the person looking at GPS will check the work and contact the staff members to have them stay on track. The Business Development Manager will also be responsible for tracking staff on GPS and making surprise visits to the buildings that the staff cleaned to ensure they are cleaning buildings properly and following procedures. Once the day porter cleans an incident from an emergency, he will send an after photo for documentation. If there are any as-needed services, Reliable staff will take before & after photos that will be sent in the same group email. Reliable Maintenance performs everything in-house and this make it easier to wax and strip floors, and shampoo carpet with a truck mount

Safety & Training Program

Reliable Maintenance recognizes the security concerns of its clients' rigorous screens and potential reliable employees. We have an extensive screening process with steps that include the following: 1) DCI background checks, 2) One-on-one interviews, 3) Specific task training for two weeks. With Reliable' trained staff, we follow strict safety policies and cleaning procedures followed by the CDC. As we go to many different environments to clean, we must train every staff member to customize the cleaning with green products on all types of surfaces. We provide our staff with OSHA-related safety booklets that we physically go through with our staff members. The safety booklet is imperative since it has all the information about the correct procedures for cleaning bathrooms, driving and special handling material that you would find outside. Reliable Maintenance Company trains their staff before every contract. The training consists of Bloodborne Pathogens (BBP) and how to properly dress for the occasion and how to dispose of the (BBP). We train staff to properly lift the bag and not to tear any bags that could create a mess in the office or kitchen. Reliable will be providing any PPE equipment such as masks, disposable suits, and chemical resistant gloves to handle different hazardous cleanings. We do provide (HAZCOM) Hazard Communication, which we train our staff to read safety data sheets for what they are cleaning with. This ensures that the staff recognizes the container label and so they can do the job safely. The booklet we provide also goes through preventing accidents and falls. If any Reliable staff sustains an injury, they immediately report that to the business development manager, and he will go the staff member location to ensure everyone is safe and address the situation. The Safety booklet will be attached separately.

References

Agency/Company that work was performed for: PCM School District

Point of contact and Phone number: Rusty Vos, Facility Director, & 641-521-1204

Dates Services Provided: 2023-2026

Agency/Company that work was performed for: City of West Des Moines

Point of contact and Phone number: Chuck Thomas, Facilities Manager & 515-835-8262

Dates Services Provided: 2010-2026

Agency/Company that work was performed for: Living History Farms

Point of contact and Phone number: Ruth Haus, President, & 515-278-5286 ext. 139

Dates Services Provided: 2009 - 2026

Section 2 – Optional Custodial Services

Description	Frequency	Monthly Cost	Annual Cost	Notes
Optional Custodial Services (describe)	3x weekly	\$1,200	\$14,400	Extra staff member

Section 3 – On-Call / Emergency Response

Description	Rate per call	Rate hourly	Notes
After-Hours On-Call - Emergency	\$30	\$30	
After-Hours On-Call - Non-Emergency	\$25	\$25	

Section 4 – Total Contract Cost

Category	Monthly Total	Annual Total
Custodial Services	\$3,800	\$45,600
Optional Custodial Services	\$1,200	\$14,400
On-Call Emergency response	\$150	\$1,800
TOTAL CONTRACT AMOUNT	\$5,150	\$61,800

Contract Terms:

- Initial contract term: two (2) year with renewal options subject to Board of Supervisors approval
- Requirements as outlined in this RFP and Appendices

APPENDIX C – Pricing Proposal Form**Section 1 – Custodial Services for initial 3 buildings (Scheduled)***

Description	Frequency	Monthly Cost	Annual Cost	Notes
Dry & wet cleaning restroom cleaning & sanitation, restocking of bathroom and shower supplies, drinking fountain cleaning and sanitation, trash removal. Only if needed: spot mopping & vacuuming, spot clean any glass to remove smudges and fingerprints	Daily	\$ 3,000	\$ 36,000	the fourth building is included in this price
Vacuum offices, meeting rooms, common areas, entry mats with HEPA filtration vacuum Mop hard floors where necessary, always detailing restrooms and showers Clean interior glass and entry doors Dry and wet cleaning of showers in Secondary Roads building(s) Wipe down locker exteriors, benches, hooks, and seating areas in Secondary Roads buildings Wipe clean all public counters & lobby/hallway furniture Disinfect high-touch surfaces (light switches, doorknobs, phones, etc.)	Weekly	\$ 800	\$ 9,600	the fourth building is included in this price
Clean interior windows and glass Deep clean restrooms Clean/Wax/buff hard floors Low dusting (up to 7 feet) of fixtures, ledges, doors, baseboards, windows, walls and surfaces	Monthly	\$ 420	\$ 5,040	
Dust office desks and workstations (where access is granted)	Monthly	\$ 50	\$ 600	
High-dusting (same items as monthly but above 7 feet) and vent cleaning	Quarterly	\$ 260	\$ 3,120	
Exterior entry glass cleaning Carpet spot cleaning or extraction/deep cleaning	Annually or as needed			

* Bids can be provided on a per building basis. Please provide a separate pricing estimate for potential 4th building



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
03/11/2026

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

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

PRODUCER Beelner Insurance 121 NE 19th St. Ste. 2 Ankeny, IA 50021	CONTACT NAME: Joe Beelner PHONE (A/C, No, Ext): 515-865-4986 FAX (A/C, No): E-MAIL ADDRESS: joe@beelnerinsurance.com <table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center; border-bottom: 1px solid black;">NAIC #</td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER A: West Bend Mutual Insurance</td> <td style="border-bottom: 1px solid black; text-align: center;">15350</td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER B:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER C:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER D:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER E:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;">INSURER F:</td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: West Bend Mutual Insurance	15350	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: West Bend Mutual Insurance	15350														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															
INSURED K&M Janitorial Inc. dba Reliable Maintenance Company 2525 Douglas Ave Des Moines, IA 50310															

COVERAGES
CERTIFICATE NUMBER:
REVISION NUMBER:

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

EXCLUSIONS AND CONDITIONS OF COVERAGE AND LIMITS SHOWN MAY HAVE BEEN																												
INSR LTR	TYPE OF INSURANCE	ADDL NSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																					
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER POLICY PRO-JECT LOC OTHER			CC46891	05/22/2025	05/22/2026	<table><tr><td>EACH OCCURRENCE</td><td>\$</td><td>1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$</td><td>300,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$</td><td>5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$</td><td>1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$</td><td>2,000,000</td></tr><tr><td>PRODUCTS - COMPIOR AGG</td><td>\$</td><td>2,000,000</td></tr><tr><td></td><td>\$</td><td></td></tr></table>	EACH OCCURRENCE	\$	1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	300,000	MED EXP (Any one person)	\$	5,000	PERSONAL & ADV INJURY	\$	1,000,000	GENERAL AGGREGATE	\$	2,000,000	PRODUCTS - COMPIOR AGG	\$	2,000,000		\$	
EACH OCCURRENCE	\$	1,000,000																										
DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	300,000																										
MED EXP (Any one person)	\$	5,000																										
PERSONAL & ADV INJURY	\$	1,000,000																										
GENERAL AGGREGATE	\$	2,000,000																										
PRODUCTS - COMPIOR AGG	\$	2,000,000																										
	\$																											
A	☒ AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY			CC46891	05/22/2025	05/22/2026	<table><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$</td><td>1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td><td></td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td><td></td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td><td></td></tr><tr><td></td><td>\$</td><td></td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000	BODILY INJURY (Per person)	\$		BODILY INJURY (Per accident)	\$		PROPERTY DAMAGE (Per accident)	\$			\$							
COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000																										
BODILY INJURY (Per person)	\$																											
BODILY INJURY (Per accident)	\$																											
PROPERTY DAMAGE (Per accident)	\$																											
	\$																											
A	☒ UMBRELLA LAB OCCUR			CC46891	05/22/2025	05/22/2026	<table><tr><td>EACH OCCURRENCE</td><td>\$</td><td>4,000,000</td></tr></table>	EACH OCCURRENCE	\$	4,000,000																		
EACH OCCURRENCE	\$	4,000,000																										

ITEM	BRAND	QUANTITY
Plastic trash can liners	Reliable	2
Paper towels (recycled)	Livid	3
Two-ply toilet paper (recycled)	Livid	3
Hand soap	Renown	3
Toilet seat covers	Hillyard	2
Glass/Window Cleaner	Hillyard	1
Bathroom Cleaner	Hillyard	1
Toilet Bowl Cleaner	Hillyard	2
Multi-purpose Cleaner	Nu Ball	2
Floor care - Stripper	Nu Ball	1
Floor care - Finish	Nu Ball	1
Floor care - Sealer	Nu Ball	1
Floor care - Polish	Nu Ball	1
Metal polish	Wesman	2
Furniture polish (vinyl)	Old English	1
Furniture polish (wood)	Old English	1
Carpet spot/stain remover	Power-flite	1
Disinfectant - Lysol or approved equal	Hillyard	2
Tile cleaner	Pwr-flite	2
Gum remover	Pwr-flite	1
Dust mop treatment	Cap-San	1
Floor pads	BM	1
Upholstery cleaner	Pwr-flite	1
Wood cleaner	Old English	1
Porcelain cleaner	Lime Away/Soft Scrub	1
Brass polish	Brasso	1
Other	Advance Auto scrubber	1
Other	Advance Carpet Removal	1



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/11/2026

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

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

PRODUCER Beelner Insurance 121 NE 18th St. Ste. 2 Ankeny, IA 50021	CONTACT NAME: Joe Beelner PHONE (A/C, No, Ext): 515865-4986 FAX (A/C, No): E-MAIL ADDRESS: joe@beelnerinsurance.com <table style="width: 100%;"> <tr> <td style="text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A: West Bend Mutual Insurance</td> <td>15350</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: West Bend Mutual Insurance	15350	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A: West Bend Mutual Insurance	15350														
INSURER B:															
INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															
INSURED K&M Janitorial Inc. dba Reliable Maintenance Company 2525 Douglas Ave. Des Moines, IA 50310															

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☒ PROJECT ☐ LOC OTHER:		C046891	05/22/2026	05/22/2027	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY		C046891	05/22/2026	05/22/2027	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION \$		C046891	05/22/2026	05/22/2027	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	C046908	05/22/2026	05/22/2027	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A						

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

CERTIFICATE HOLDER

Madison County
 112 S. John Wayne Dr.
 Winterset, IA 50273

CANCELLATION

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

AUTHORIZED REPRESENTATIVE *Joe Beelner*

SERVICES AGREEMENT

This Services Agreement (the “**Agreement**”) is made and entered into this 22 day of May, 2026 (the “**Effective Date**”), by and between Madison County, Iowa (“**County**”) and K&M Janitorial Inc., d/b/a Reliable Maintenance Company (“**Contractor**”), or collectively, the “**Parties**.”).

1. **Purpose.** The County engages Contractor to provide custodial services for designated County facilities in accordance with this Agreement.
2. **Documents Referenced and Incorporated.** This Agreement includes and incorporates the following documents by reference, in descending order of precedence:
 - (a) This Services Agreement;
 - (b) Madison County Custodial Services Request for Proposals (the “**County’s RFP**”), dated February 10, 2026, including Appendices A–E;
 - (c) Contractor’s Proposal, dated March 11, 2026, including Appendix C (“**Pricing Proposal Form**”) and Contractor’s Certificate of Liability Insurance;
 - (d) Any written amendments executed by the Parties after the Effective Date.

In the event of any conflict between the documents listed herein, the higher ranked document controls.

3. **Term.** The initial term of this Agreement commences on June 1, 2026, and expires on May 31, 2028 (the “**Initial Term**”). Upon expiration of the Initial Term, this Agreement may be renewed for one (1) additional one-year period upon mutual written agreement of the parties, subject to approval by the Madison County Board of Supervisors. Renewal is not automatic. The parties shall commence renewal discussions no later than ninety (90) days prior to expiration.
4. **Facilities.** Contractor shall provide Services at the following County-owned facilities (the “**Facilities**”):
 - (a) Madison County Courthouse, 112 John Wayne Dr., Winterset, IA 50273;
 - (b) Madison County Annex Building, 201 W. Court Ave., Winterset, IA 50273;
 - (c) Secondary Roads Facility, 1105 East Court Ave., Winterset, IA 50273;
 - (d) Madison County Elderly Services Building, 1006 N John Wayne Dr., Winterset, IA 50273;

Additional facilities may be added via written amendment subject to agreement of the Parties.

5. Scope of Services.

- (a) Scheduled Services. Contractor shall perform all custodial duties specified in Appendix A (Detailed Task Schedule) and Appendix B (Required Standards of Performance) of the County's RFP, including without limitation: Daily restroom and sanitation services; Weekly vacuuming, mopping, and surface disinfection; Monthly floor waxing/buffing, deep restroom cleaning, and low-dusting; Quarterly high-dusting, vent cleaning, and exterior entry glass cleaning; Annual or as-needed carpet extraction and spot cleaning. All scheduled services in office areas shall be performed on business days (excluding County holidays) during business hours with County staff present, unless otherwise approved in advance and in writing by the Board Chair or their designee.
- (b) On-Call and Emergency Response. When necessary and upon notice, Contractor shall provide after-hours, on-call response within 2 hours for any emergency, as determined by the County; or within 4 hours for any non-emergency.
- (c) Scheduling and Documentation. Contractor shall maintain weekly service schedules that clearly identify the date, time, service performed, and personnel assigned to each facility. Schedules shall be signed by Contractor's supervisor and submitted weekly to the Board Chair or their designee.

6. Compensation.

- (a) Contract Amount. The County shall pay Contractor not to exceed \$5,150, with customer only billed for supplies provided by Reliable for the County Facilities. The County shall pay undisputed invoices within thirty (30) days of receipt of a complete, itemized invoice.
- (b) Additional Services. Any additional services not contemplated by this Agreement shall be preapproved in writing by the County, and billed separately from fixed monthly fees.

7. Staffing. Contractor shall provide adequate staffing at all times, ensuring the following:

- (a) Provision of at least at one (1) full-time day custodian assigned Monday through Friday during County business hours (8:30/9:00 a.m.–4:30 p.m.) to service the Facilities;
- (b) Account for qualified backup personnel to ensure uninterrupted service,

as approved by the County;

- (c) Maintain supervisory oversight of all assigned personnel.

8. Security and Access Requirements.

- (a) Background Checks. Prior to assignment to any County Facility, all Contractor personnel shall undergo comprehensive federal, state, or local criminal background checks through the Iowa Division of Criminal Investigation (DCI) or an equivalent. No employee of Contractor shall be assigned to a County Facility if that employee has been convicted of any felony, crime involving theft, dishonesty, or fraud, any crime of violence, or any offense against a vulnerable or protected population. Proof of completed background checks shall be made available to the County upon request. The County reserves the right, in its sole discretion, to deny facility access to any Contractor personnel.
- (b) Key Control. Keys to County facilities shall be maintained at Contractor's office and issued only to authorized personnel at the start of each shift. All keys shall be returned to Contractor's office at the end of each shift. No personnel shall retain keys overnight or off-site. Any lost or unaccounted-for key shall be reported to the Board Chair or their designee immediately.
- (c) Secure Areas (Offices). Certain areas designated as "Secure Areas" require County staff to be present during cleaning. Contractor shall coordinate access schedules with the department head for those areas. Contractor shall follow all restricted-access protocols established by the County.
- (d) Confidentiality. Contractor and its personnel shall not access, read, copy, remove, photograph, or disclose any County records, documents, data, or property observed in the course of performing services, except as required to perform custodial duties. This obligation survives termination of this Agreement.

- 9. Performance Standards.** Contractor shall meet or exceed all standards set forth in Appendix B of the County's RFP. The County may request removal of any assigned Contractor employee who fails to meet performance standards on three (3) or more documented occasions. Contractor shall provide a suitable replacement within a reasonable time following such request.

The following service level metrics apply throughout the Term:

- (a) Scheduled task completion rate: 100% per period;
- (b) Facility inspection score: 90% or above;

- (c) On-call response times: as specified in this Agreement;
- (d) Complaint resolution: within twenty-four (24) hours of notice.

Upon the County's identification of a performance deficiency, Contractor shall have five (5) business days to cure, unless the deficiency presents an immediate safety or security risk, in which case cure shall be immediate.

10. Termination.

- (a) Termination for Cause. The County may terminate this Agreement immediately upon written notice if Contractor: (i) materially breaches this Agreement and fails to cure within the applicable cure period; (ii) commits a security violation involving County facilities or personnel; (iii) fails to maintain required insurance; or (iv) becomes insolvent or files for bankruptcy protection. Upon termination for cause, Contractor shall be entitled to payment only for services satisfactorily performed through the date of termination.
- (b) Termination for Convenience. The County may terminate this Agreement without cause or any stated reason upon sixty (60) calendar days' written notice to Contractor. Upon such termination, Contractor shall be paid a pro-rated amount for services actually and satisfactorily performed through the effective date of termination.
- (c) Effect of Termination. Upon termination or expiration, Contractor shall promptly return all County keys, access credentials, and property, and shall cease all operations at County facilities.

11. Contractor Materials and Equipment. Contractor shall furnish, at its own cost and expense, all custodial supplies, consumables, chemicals, and equipment necessary to perform services under this Agreement. All chemicals shall be EPA-approved. Contractor shall accommodate any documented employee sensitivities or allergies to specific products upon notice from the County. The County is not responsible for loss, theft, or damage to Contractor's materials or equipment. Contractor shall maintain all equipment in sanitary operating condition.

12. Insurance. Throughout the term of this Agreement, Contractor shall maintain, at its sole expense, the following insurance coverages:

- (a) Commercial General Liability: not less than \$1,000,000 per occurrence / \$2,000,000 general aggregate;
- (b) Automobile Liability: not less than \$1,000,000 combined single limit per occurrence;
- (c) Workers' Compensation: as required by Iowa law;

(d) Umbrella/Excess Liability: not less than \$4,000,000 per occurrence.

Madison County shall be named as an additional insured on all casualty policies. Contractor shall provide Certificates of Insurance to the County Auditor's office prior to commencement and upon each renewal, and shall ensure all policies include a thirty (30)-day notice of cancellation provision.

13. **Independent Contractor.** Contractor is an independent contractor. Nothing in this Agreement creates an employment, partnership, joint venture, or agency relationship between Contractor and the County. Contractor has sole responsibility for supervision, management, and control of its personnel and for all payroll taxes, benefits, and workers' compensation obligations with respect to its employees
14. **Indemnification and Hold Harmless.** Contractor shall defend, indemnify, and hold harmless Madison County, its officers, employees, agents, and representatives from and against any and all claims, suits, demands, actions, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or resulting from: (a) any negligent act or omission of Contractor or its employees, agents, or subcontractors in the performance of this Agreement; (b) any breach of this Agreement by Contractor; or (c) any violation of applicable law by Contractor or its personnel. This indemnification includes work performed in County facilities, road rights-of-way, and easements. Contractor agrees that for all work done in County road rights-of-way, easements, and County property, it shall be solely responsible for work zone safety.
15. **Assignment and/or Subcontracting.** Contractor shall not assign or otherwise subcontract this Agreement, or any rights or obligations hereunder, without the prior written consent of the County. Any purported assignment without such consent is void.
16. **Notices.** All notices, requests, formal demands, and other communications required or permitted to be given pursuant to this Agreement shall be in writing and shall be deemed to have been duly given if delivered personally or sent by certified mail to the addresses provided in this Section.

To County:

Madison County Board of Supervisors
c/o Board Clerk
112 John Wayne Dr PO Box 152
Winterset, Iowa 50273

To Contractor:

Andre McKay, Business Development Manager
Reliable Maintenance Company
2525 Douglas Ave.
Des Moines, IA 50310

17. **Counterparts.** This Agreement may be signed in counterparts, none of which shall be deemed to be binding unless and until all parties have signed this Agreement.
18. **Entire Agreement; Amendments; Waiver.** This Agreement, including but only limited to those documents referenced herein, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all negotiations, preliminary agreements, and all prior and contemporaneous communications in connection with the subject matter hereof. No oral or written statements, representations, or promises with reference to the matters within this Agreement shall be binding except in writing signed by the party to be bound. No provision of this Agreement may be amended, waived, or otherwise modified without the prior written consent of the parties hereto. The waiver by either party hereto of a breach of any provision or condition contained in this Agreement shall not operate or be construed as a waiver of any subsequent breach or of any other conditions hereof.
19. **Applicable Law, Jurisdiction, and Venue.** This Agreement shall in all respects be construed in accordance with and governed by the laws of the State of Iowa. The parties hereto further agree and consent that jurisdiction and venue for any action brought related to or arising out of this Agreement shall be limited to the Iowa District Court for Madison County, Iowa. All parties hereto irrevocably consent to the sole and exclusive jurisdiction of the aforementioned courts and irrevocably waive any right they may have to object to venue in or seek to transfer venue from such courts.

[SIGNATURE PAGE FOLLOWS]

SIGNATURES

IN WITNESS WHEREOF, the Parties have caused this Agreement to be approved, signed, and executed as of date indicated.

Madison County, Iowa



Heather Stancil, Chair, Board of Supervisors

Dated: 5/22/26

Reliable Maintenance Company

Andre McKay, Business Development

Dated: _____

Question	Answer
What is the total square footage of each floor of the Courthouse, including the 2nd and 3rd floors that were inaccessible during the walkthrough?	see page #2
Can the County provide square footage breakdowns for all rooms and floors across all three buildings — Courthouse, Annex, and Secondary Roads? Please include cleanable sqftg (sqftg actually being cleaned) as well as sqftg of flooring material (Carpet, tile, vct, concrete, etc...)	see page #2
Which specific areas in each building are designated as Secure Areas requiring county staff to be present during cleaning?	All offices-see page #3
What are the specific business hours and access protocols for each of the three buildings?	8:00 am - 4:30 pm for Courthouse & most of Annex (Treasurer's office closes for lunch 11:30-12:15, EMA needs to be coordinated as he is in field) 7:00 AM to 3:30 PM on Tuesdays and Fridays for secondary roads
Are there any existing floor care standards or finish preferences the County expects vendors to maintain on hard floors?	See Appendix B
Does the County have a preferred day or time for weekly service schedule submissions to the Facility Manager and Board of Supervisors?	no
What is the estimated daily, monthly or annual staffing/foot traffic levels per building?	Secondary roads: Office (Secondary Roads): Approximately 25 people per day; Maintenance Building: Approximately 50 people per day; Sign Shop – Secondary Roads: Approximately 10 people per day Annex: high traffic building, number unknown
Regarding evaluation criteria - how heavily is each section graded/assessed? Is emphasis primarily on cost?	Cost
The RFP references "shower supplies" as a restocking responsibility at Secondary Roads — can the County clarify exactly which consumables are expected to be stocked in the shower areas?	only generic body-and-hair liquid soap (combined body wash and shampoo). No additional shower consumables are required
Are kitchen and break room areas included in the scope of services? If so, can the County clarify the expected cleaning standard for those areas?	yes, please follow task schedule in Appendix A as applicable to the area (dry/wet cleaning, moping, vacuum, etc)
Are there any recurring events, court schedules, or county meetings that would affect cleaning access or require adjusted scheduling?	yes, would need to coordinate with Facility Manager for court & meeting schedule which can vary. BOS has regular morning meetings on 2nd Tuesday of month in Annex lower level
Will the unit pricing locked in at award apply to renewal periods as well, or is there a provision for annual cost adjustments?	See RFP - Upon completion of term, contract may be renegotiated.
What is the preferred method of communication between the vendor and the Facility Manager for day-to-day operational matters	Email for documentation purposes.

Note: an additional 7 questions are pending response from county officials. Will provide by Wednesday, March 11th.

TOTAL areas to be cleaned (see notes on secure areas)

SUMMARY of Locations	Carpet sq ft	Tile/concrete/ wood sq ft
Courthouse Basement	0	1880
Courthouse 1st floor	3504	2332
Courthouse 2nd floor	4136	1288
Courthouse 3rd floor	3690	323
Annex lower level	2248	396
Annex main level	3337	490
Secondary Roads Engineering office	2908	782
Secondary roads Maintenance office	0	2340
Secondary Roads shop office & bathroom	0	300

Courthouse breakdowns from above:	Carpet sq ft	Tile/concrete/ wood sq ft
Basement floor	0	1400
Basement womens bathroom	0	240
Basement men's bathroom (estimated)	0	240
1st floor BOS office	377	0
1st floor Old IT office/new conference room	360	0
1st floor CICS office/New Auditors office	1018	0
1st floor Old Auditor office	1185	0
1st floor HR office	0	363
1st floor Maintenance	564	0
1st floor hallways (estimated)	0	1969
2nd floor womens bathroom	0	81
2nd floor men's bathroom (estimated)	0	81
2nd floor court clerk's office	915	0
3rd floor court clerk's storage	453	0
2nd floor main courtroom	1902	0
2nd floor jury room	348	0
2nd floor jury/storage room	187	0
2nd floor judge chambers	369	0
2nd floor juvenile officer	0	264
2nd floor magistrate office	281	0
2nd floor spare offices	134	0
2nd floor hallway (estimated)	0	862
3rd floor womens bathroom	0	108
3rd floor men's bathroom (estimated)	0	108
3rd floor courtroom	463	0
3rd floor breakroom (next to courtroom)	0	107
3rd floor spare offices - defendants	372	0
3rd floor CA staff offices	883	0
3rd floor CA staff offices/youth interviews	372	0
3rd floor CA office	285	0
3rd floor hallway (estimated)	862	0

Annex breakdowns from above:	Carpet sq ft	Tile/concrete/ wood sq ft
Lower level - Break room	232	0
Lower level - Conf room	816	0
Lower level - Emergency management	340	0
Lower level - Hallway	0	220
Lower level - Mens bathroom	0	88
Lower level - Womens bathroom	0	88
Lower level - Zoning	860	0
Main level - Assessor's office	654	0
Main level - Hallway	0	490
Main level - Recorder's office	863	0
Main level - Treasurer's office	1820	0

Secure Areas	yes/no	Notes
County Attorney Offices	yes	
B&G	yes	
Auditor	yes	
BOS	no	
Zoning	yes	
Recorder	yes	
Treasurer	yes	
Assessor	yes	
EMA	yes	
HR	yes	Trash only, no cleaning plz
Roads	yes	
Main Courtroom	no	
Jury room	no	
Courtroom spare room	no	
Judges chambers	yes	
3rd floor courtroom & side room	no	
spare offices, used only when court in session	no	
Juvenile officer	yes	trash only, puts outside office, cleaning only as requested
Court clerks office	yes	
Basement	yes	
Courthouse main floor conference room	yes	

Question	Answer
Can a follow-up visit be arranged to view the 2nd & 3rd floors prior to the proposal deadline?	Yes, on Thursday 3/12. Please contact Chair to arrange
Can the County share any historical cost data related to custodial services across the three facilities, including any prior contracted service amounts or in-house operational costs?	No
Are there any preferred or required cleaning products, disinfectants, or green cleaning standards the County expects vendors to follow?	No, a few employees may have sensitivities/allergies, so there will need to be accommodation for them depending on product.
Regarding the potential 4th building at Elderly Services — what is the anticipated timeline for the remodel and what will the confirmed square footage and scope be upon completion?	Unknown at this time
Can the County provide historical invoicing amounts or annual expenditure data for consumables currently being purchased for the three buildings?	No, this was not tracked
Can the County provide estimated usage figures for restroom consumables specifically — including paper towels, toilet tissue, soap, and trash liners — across each facility?	No, this was not tracked
Can the county provide digital floor plans?	No, for security reasons, but can accommodate winning bidder with this.



MADISON COUNTY
Request for Proposal (RFP)
Custodial Services

Issue Date: Tuesday, February 10, 2026

Proposal Due Date/Time: Friday, March 13, 2026

Submitted To:

Madison County Board of Supervisors
c/o Board Clerk Lance Coulter
112 John Wayne Dr
PO Box 152
Winterset, IA 50273

1. Introduction and General Requirements

Madison County (hereafter referred to as "the County") is requesting sealed bid proposals from qualified vendors to provide **Custodial Services** for county-owned facilities. Attached is information relating to the expected services, information to be included in the proposal, a list of key dates, and the criteria that will be used to review the proposals. Services requested include:

- Scheduled custodial services
- Optional custodial services (as determined by proposer)
- On-call emergency response

The initial contract of two (2) years will cover the **three (3) county buildings** that are currently maintained with onsite custodial staff, with a potential expansion to **four (4) buildings**. The initial three (3) buildings include:

Madison County Courthouse
112 John Wayne Dr
Winterset, IA 50273

Madison County Annex
201 West Court Ave,
Winterset, IA 50273

Secondary Roads
1105 East Court Ave
Winterset, Iowa 50273

The potential one (1) additional building options include:

Elderly Services
1006 John Wayne Dr.
Winterset, IA 50273

A pre-bid meeting and the initial 3 facility walkthroughs will be held on **Monday, February 23rd, 2026, at 9 am**, beginning in the County Annex building conference room.

All questions regarding this RFP must be submitted in writing by **Monday, March 2, 2026**. Answers will be issued as an official addendum to all prospective bidders who attended the pre-bid meeting. No verbal instructions or clarifications will be binding.

Each bidding firm will submit **four (4) SEALED hard copies** and **one SEALED (1) digital copy (USB)** of its proposal by the **deadline of 4:00 p.m., Friday, March 13, 2026**, to:

Madison County Board of Supervisors
Attn: Board Clerk Lance Coulter
112 N. John Wayne Dr.
Winterset, IA 50273

Mark the envelope: "**Proposal for Custodial Services RFP – [Firm Name]**".

Faxed proposals will not be accepted.

Emailed proposals will not be accepted.

For further information or questions please send an email to both of the following persons:

- Name: Supervisor Chair Heather Stancil
Email: hstancil@madisoncountty.iowa.gov
- Name: County Auditor Michele Brant
Email: mbrant@madisoncounty.iowa.gov

The County reserves the right to reject any or all proposals, waive informalities, and accept the proposal deemed in the best interest of the County.

2. Scope of Services

A. Custodial Services (Scheduled by Contractor)

Contractor shall provide custodial staff with reporting to County Facility Manager/County Administrator to perform routine and periodic cleaning on the schedule outlined in Appendix A – Detailed Task Schedule & Appendix B - Required Standards of Performance.

B. On-Call Support (Non-scheduled or After Hours)

- Response times:
 - Emergencies: within 2 hours
 - Non-emergency but time-sensitive: within 4 hours
- Routine custodial or oversight tasks shall be completed during business hours, except in cases of emergency and approved by Facility Manager/

3. County Facilities

The initial contract will cover:

1. Madison County Courthouse, 112 John Wayne Dr, Winterset IA
2. Madison County Annex, 201 W. Court Ave, Winterset IA
3. Secondary Roads, 1105 East Court Ave, Winterset IA

Potential expansion may include:

4. Elderly Services building, 1006 John Wayne Dr., Winterset IA

4. Contractor Responsibilities

- Provide and supervise all staff necessary to meet the scope of work, reporting to county Facility Manager/County Administrator
- Mandatory Background Checks:
 - All employees assigned to County facilities must undergo comprehensive federal, state, and local criminal background checks
 - No employee with a felony conviction, any crimes involving dishonesty, theft, violence, or offenses against vulnerable populations shall be assigned to County facilities
 - All employees assigned to County facilities must be able to work legally in the United States.
 - Proof of completed background checks must be made available to the County upon request
 - The County reserves the right to deny access to any employee at its sole discretion
- Provide all custodial supplies, consumables, and equipment unless otherwise specified
- Maintain required insurance coverage, including general liability and workers' compensation
- Comply with all applicable federal, state, and local laws, and with County policies regarding safety and facility access
- Awarded vendor shall coordinate a 1-2 week training/custodial turn over with current buildings and grounds staff. This is to ensure that the incoming vendor understands the expected scope of services. Any scheduled services that are not performed to standard become at Risk for payment
- Please see appendices for more detailed information and response formats.

5. Scalability of Services and Pricing

The County currently requires services for **three (3)** buildings. During the contract term, the County may add up to **one (1)** additional building, for a total of **four (4)** facilities.

- Contractors must demonstrate the ability to scale services accordingly
- Unit pricing (per building or per square foot, as applicable) provided in Appendix C shall remain valid for the addition of buildings during the contract term

- Additional facilities will be incorporated through a written amendment at the same unit rates proposed
- Contractors shall provide a clear methodology for cost adjustments if additional buildings are added

6. Proposal Submission Requirements

Proposals must include:

1. Company Profile – background, years in business, and relevant experience
2. Staffing Plan – description of custodial team staffing and qualifications
3. Scope Response – explanation of how services will be performed and managed
4. References – at least three (3) comparable clients
5. Pricing Proposal – completed Appendix C or proposal pricing sheet with similar response format
6. Insurance & Compliance Documentation

7. Evaluation Criteria

Proposals will be evaluated on:

- Experience and qualifications
- Staffing and oversight plan
- Responsiveness to Scope of Services
- References and past performance
- Cost competitiveness and clarity of pricing

8. Timeline

- RFP Issued: Tuesday, February 10, 2026
- Pre-Bid Meeting & Facility Walkthrough: Monday, February 23, 2026
- Questions Due (Written Only): Monday, March 2, 2026
- Proposals Due: Friday, March 13, 2026
- Bid opening & evaluation: Tuesday, March 17, 2026
- Anticipated Award: Between Tuesday, March 17 & 24, 2026
- Contract Start Date: Monday, June 1, 2026

9. RFP Questions

1. All questions must be submitted in writing referencing the relevant RFP section or appendix
 2. The County will issue written responses in the form of an official addendum
 3. Addenda will be sent to all prospective bidders who attended the pre-bid meeting
 4. No verbal instructions or informal communications from County staff will alter RFP requirements
-

10. Submission Instructions

Each bidding firm will submit **three sealed (3) hard copies** and **one sealed (1) digital copy (USB)** of its proposal by the deadline of 4:00 p.m., Friday, March 13, 2026, to:

Madison County Board of Supervisors
Attn: Board Clerk Lance Coulter
112 N. John Wayne Dr.
Winterset, IA 50273

Mark the envelope: **"Proposal for Custodial Services RFP – [Firm Name]"**.

Late submissions will not be considered

Faxed submissions will not be considered.

Emailed submissions will not be considered.

11. Additional Instructions to Bidders & General Terms & Conditions - See Appendix D

APPENDIX A – Detailed Task Schedule

Daily

- Dry & wet cleaning restroom cleaning & sanitation, restocking of bathroom and shower supplies, drinking fountain cleaning and sanitation, trash removal. Only if needed: spot mopping & vacuuming, spot clean any glass to remove smudges and fingerprints

Weekly

- Vacuum offices, meeting rooms, common areas, entry mats with HEPA filtration vacuum
- Mop hard floors where necessary, always detailing restrooms and showers
- Clean interior glass and entry doors
- Dry and wet cleaning of showers in Secondary Roads building(s)
- Wipe down locker exteriors, benches, hooks, and seating areas in Secondary Roads buildings
- Wipe clean all public counters & lobby/hallway furniture
- Disinfect high-touch surfaces (light switches, doorknobs, phones, etc.)

Monthly

- Clean interior windows and glass
- Deep clean restrooms
- Clean/Wax/buff hard floors
- Low-dusting (up to 7 feet) of fixtures, ledges, doors, baseboards, windows, walls and surfaces
- Dust office desks and workstations (where access is granted)

Quarterly

- High-dusting (same items as monthly but above 7 feet) and vent cleaning
- Exterior entry glass cleaning

Annually (or upon request by the Facility Manager/County Administrator)

- Carpet spot cleaning or extraction/deep cleaning

On-Call / Emergency (After Hours)

- Respond to urgent facility needs
- Coordinate vendor dispatch
- Provide written incident report to Facility Manager/County Administrator and BOS within 24 hours

Schedules for above shall be shared with both Facility Manager/County Administrator and BOS.

Winning bidder and their staff shall report to the Facility Manager/County Administrator for direction. Services in office areas are only to be performed on business days (non-holidays) during business hours

with county staff present unless previously approved in writing by Facility Manager/County Administrator. Service schedules will clearly depict when each service identified will be completed. These schedules will be posted, signed, and sent weekly to the Facility Manager/County Administrator and BOS. The signed copies will then go into a logbook (binder) to be maintained at each facility. This requirement will provide accountability on the vendors' behalf of what services were/were not completed when and by whom. These documents will further assist in tracking contract compliance. The county may request that any contracted employee that fails to meet the standards of performance three (3) times be replaced.

The Contractor shall maintain a detailed inventory of all vendor janitorial/custodial material and equipment by building, floor, and room number. A copy will be provided to the county. The County is not responsible for loss or theft of vendor material or equipment. The inventory will have the following data elements at minimum:

- Item Description and picture
- Make/Model
- Serial/Stock Number Janitorial carts shall be inventoried weekly (by signature roster) and kept neat and orderly.

Equipment will be maintained so as to provide sanitary conditions.

APPENDIX B - Required Standards of Performance

Empty/Remove Trash and Recyclable Receptacles

All waste baskets and other trash containers shall be emptied and returned to their initial location. Boxes, cans and papers that are placed near a trash receptacle and marked "Trash" shall be removed. Any obvious soiled or torn plastic trash receptacle liners will be replaced with a new liner as needed. Trash shall be disposed of in plastic bags and secured with bag ties. Pick up any trash that may fall onto the facility or grounds during the removal of or act of collecting trash. Trash will be taken to the designated dumpster/bins located near the building. Material will be dumped from all bags/boxes/containers during entry and plastic bags removed and disposed of as waste. Trash receptacles will be wet cleaned to remove spills or stains that occur when the liners break or tear to keep the receptacles clean.

Vacuum Carpet

Vacuums with Beater bars will be used monthly. After being vacuumed, the carpet floor shall be free of all visible litter, debris, and soil. This includes vacuuming under the furniture. Any spots will be removed as soon as noticed. All torn carpet, unraveling, seam damage, and damage in general will be brought to the attention of the Facility Manager/County Administrator.

Cleaning Carpet

Rugs or carpets shall be cleaned by shampooing. Prior to shampooing rugs or carpets, they shall be brushed against the pile direction to loosen soil and open pile tufts. The loosened soil shall then be removed by vacuuming. Ink, oil or other stains shall be spot cleaned. Shampoo cleaning shall be accomplished using a concentrated detergent solution manufactured for this purpose. The shampooing operation shall be in accordance with the manufacturer's directions. The shampooing operation shall be followed by vacuuming the shampoo solution from the carpet, then by brushing with the pile lay and being allowed to dry.

Floor Maintenance

Chairs and trash receptacles shall be tilted or removed to maintain floors underneath. After receiving floor maintenance, the entire floor shall have a uniform, glossy appearance free of scuff marks, and other stains, and shall have a uniform coating of floor finish. All floor maintenance solutions shall be removed from baseboards, furniture, and trash receptacles. After all cleaning operations have been completed, all office furniture or other items moved shall be returned to their original location and the area will be left in an orderly condition. Floor maintenance includes mopping, dry buffing, spray buffing, stripping and waxing. After being cleaned the floor shall have a uniform lustrous appearance, with no streaks, swirl marks, detergent residue, and any evidence of soil, stains, film, debris, or standing water. There shall be no splash marks, mop streaks, nor buffer damage to furniture, wall, baseboards, nor mop strands or buffer pad particles remaining in the area. Any wet or slippery surfaces will be marked as such to ensure the safety of contractors and employees until the potential hazard is no longer an issue.

Sweep/Vacuuming Floors

After the floor has been swept/vacuumed, the entire floor surface including corners and abutments shall be free of litter dust and foreign debris. Chairs and trash receptacles shall be tilted or moved to sweep/vacuum underneath, then returned to their original location.

Low Dusting

After low dusting, all dust, lint, litter and soil shall be removed from the horizontal surfaces of desks, chairs, file cabinets, cubicle tops, tops of furniture, and other types of office furniture and equipment to include horizontal ledges, windows sills, blinds, hand-rails, etc., to 7 feet above floor level.

High Dusting

After high dusting, all dust, lint, litter, and dry soil shall be removed from all surfaces above 7 feet from the top of the floor surface.

Wet Clean

Remove smudges fingerprints, marks, streaks, etc. from washable surfaces of walls, partitions, doors, furniture, fixtures, appliances, etc. After spot cleaning, the surface shall have a clean, uniform appearance, free of streaks, spots, and other evidence of removable soil.

Clean Drinking Fountains

Remove all obvious soil, streaks, and smudges from the drinking fountains and cabinets, then disinfect all polished metal surfaces, including the orifices and drains. After cleaning, the entire drinking fountain shall be free from streaks, stains, spots, smudges, scale, and other obvious soil. Abrasives shall not be used on plated metal surfaces.

Clean Interior Glass and Mirrors

Interior glass surfaces include windows, doors, and mirrors. After the glass has been cleaned, all traces of film, dirt, smudge, water and other foreign matter shall be removed from frames, casing, sills and glass.

Clean Toilets/Urinals

Remove all fecal matter, urine, dust, debris, & other from both inside & outside the entire fixture, the toilet lid, and attached plumbing. Remove all bowl rings and discoloration to present a clean shiny appearance. Disinfect daily. Upon completion of service all toilet seats will remain up. Restock soap and paper products, empty trash and replace liners as needed

Clean Shower areas

Clean and disinfect showers, shower stalls, walls, curtains, and doors. Scrub and sanitize floors, drains, and grout.

Secure Area (SA)

Defined as department areas which contains levels of data & information above confidential or deemed confidential/restricted. Some of these areas require confidentiality training or specialized access. These areas are identified as potential risk areas and require county employees to oversee & or be present while receiving scheduled services (normally during business hours). Departments that contain secure areas will create a service schedule to be approved by the county BOS and Facility Manager/County Administrator for submission to vendor.

Limited Access

Identified by Contract Manager and attached floorplans. If scheduled services are not completed due to limited access they will be "waived" until the next scheduled service. Vendor will ensure to document areas (individual or specific office by name/room number) where access is restricted in order to cover the attempted service.

Authority

Winning bidder and their staff shall report to the County Facility Manager/County Administrator regarding contracted custodial duties and compliance. The Madison County Board of Supervisors is the only authorized entity to make contractual changes. Vendor will NOT make changes to any contracted services at the request of unauthorized individuals. If recommendations arise directly to or from the vendor or County Facility Manager/County Administrator, they should be appropriately documented and deferred to the BOS for a response or approval.

APPENDIX C – Pricing Proposal Form

Section 1 – Custodial Services for initial 3 buildings (Scheduled)*

Description	Frequency	Monthly Cost	Annual Cost	Notes
Dry & wet cleaning restroom cleaning & sanitation, restocking of bathroom and shower supplies, drinking fountain cleaning and sanitation, trash removal. Only if needed: spot mopping & vacuuming, spot clean any glass to remove smudges and fingerprints	Daily	\$	\$	
Vacuum offices, meeting rooms, common areas, entry mats with HEPA filtration vacuum Mop hard floors where necessary, always detailing restrooms and showers Clean interior glass and entry doors Dry and wet cleaning of showers in Secondary Roads building(s) Wipe down locker exteriors, benches, hooks, and seating areas in Secondary Roads buildings Wipe clean all public counters & lobby/hallway furniture Disinfect high-touch surfaces (light switches, doorknobs, phones, etc.)	Weekly	\$	\$	
Clean interior windows and glass Deep clean restrooms Clean/Wax/buff hard floors Low-dusting (up to 7 feet) of fixtures, ledges, doors, baseboards, windows, walls and surfaces Dust office desks and workstations (where access is granted)	Monthly	\$	\$	
High-dusting (same items as monthly but above 7 feet) and vent cleaning Exterior entry glass cleaning	Quarterly	\$	\$	
Carpet spot cleaning or extraction/deep cleaning	Annually or as needed	\$	\$	

** Bids can be provided on a per building basis. Please provide a separate pricing estimate for potential 4th building*

Section 2 – Optional Custodial Services

Description	Frequency	Monthly Cost	Annual Cost	Notes
Optional Custodial Services (describe)		\$	\$	

Section 3 – On-Call / Emergency Response

Description	Rate per call	Rate hourly	Notes
After-Hours On-Call - Emergency			
After-Hours On-Call - Non-Emergency			

Section 4 – Total Contract Cost

Category	Monthly Total	Annual Total
Custodial Services	\$	\$
Optional Custodial Services	\$	\$
On-Call Emergency response	\$	\$
TOTAL CONTRACT AMOUNT	\$	\$

Contract Terms:

- Initial contract term: two (2) year with renewal options subject to Board of Supervisors approval
- Requirements as outlined in this RFP and Appendices

APPENDIX D: INSTRUCTION TO BIDDERS AND GENERAL TERMS AND CONDITIONS

1. **LANGUAGE, WORDS USED INTERCHANGEABLY** - The word "COUNTY" refers to the COUNTY OF MADISON, IOWA throughout these Instructions to Bidders and General Terms and Conditions. Similarly, BIDDER refers to the person or company submitting an offer to sell its goods or services to the COUNTY. The words QUOTATION, BID and PROPOSAL are all offers from a BIDDER, but may represent different methods of obtaining price and other information from the BIDDER.
2. **BIDDER QUALIFICATIONS** - No Bid shall be accepted from, and no contract will be awarded to, any person, firm or corporation that is in arrears to the County upon debt or contract, that is a defaulter, as surety or otherwise, upon any obligation to the County, or that is deemed irresponsible or unreliable by the County. If requested, Bidders shall be required to submit satisfactory evidence that they have a practical knowledge of the particular supply/service bid and that they have the necessary financial resources to provide the proposed supply/service as described in the attached Technical Proposal specifications.
3. **BID FORM** - Each Bidder must submit an original Bid (if a bid form is attached it must be used) plus any additional sheets provided by the Bidder that may be required for additional information. The Bidder shall sign his/her Bid correctly, and the Bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the Bid, or any irregularities of any kind. If a bid form is attached, the County will not consider replies that are not on the County's form. Bidders may submit additional information and brochures relative to the services for which they are offering pricing, but those submittals will only be considered in addition to, not in lieu of, any bid submitted on the County's form. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.
4. **SPECIFICATION DEVIATIONS BY THE BIDDER** - Any deviation from this specification MUST be noted in detail and submitted in writing and attached to the Bid Form. Completed specifications should be attached for any substitutions offered, or when amplifications are desirable or necessary. The absence of the specification deviation statement and accompanying specifications will hold the Bidder strictly accountable to the specifications as written herein. Failure to submit this document of specification deviation, if applicable, shall be grounds for rejection of the item when offered for delivery. If specifications or descriptive papers are submitted with Bids, the Bidder's name should be clearly shown on each document.
5. **BIDDER REPRESENTATION** - Each Bidder must sign the Bid with his/her usual signature and shall give his/her full business address on the form provided in this Bid.
6. **COLLUSIVE BIDDING** - The Bidder certifies that the bid submitted by said Bidder is done so without any previous understanding, agreement or connection with any person, firm, or corporation making a bid for the same contract, without prior knowledge of competitive prices, and it is, in all respects, fair, without outside control, collusion, fraud or otherwise illegal action.
7. **BROCHURES** - Bids may include adequate brochures and advertising literature describing the service offered in such fashion as to permit ready comparison with our specifications where applicable.
8. **SPECIFICATION CHANGES, ADDITIONS AND DELETIONS** - All changes in Bid documents shall be through written addendum and furnished to all Bidders. Verbal information obtained otherwise will not be considered in awarding of Bids.
9. **BID CHANGES** - Bids amendments thereto or withdrawal requests received after the time advertised for Bid Opening will be void regardless of when they were mailed.

10. **HOLD HARMLESS AGREEMENT** - The Bidder agrees to protect, defend, indemnify and hold harmless the County of Madison, its officers, and its employees, their agencies and agents, from any and all claims and damages of every kind and nature made, rendered or incurred by or on behalf of every person or corporation whatsoever, including the parties hereto and their employees that may arise, occur, or grow out of any acts, actions, work or other activity done by the Bidder, its employees, subcontractors or any independent contractors working under the direction of either the Contractor or subcontractor in the performance of this contract.
11. **COMPLETION DATE** - The completion as stated in the Bid Form shall be the time required to complete project after the award of the Contract. Where multiple items appear on a Bid request, the Bidder shall, unless otherwise stated by the County, show the completion date for each item separately. If only a single completion date is shown, it will mean that all tasks of the project included in the Bid can and will be delivered on or before the specified date. The Bidder agrees that the project will be completed in the time stated, assuming that the time between the Bid Opening and the Notice to Proceed does not exceed the number of days so stipulated. The right is reserved to reject any Bid in which the completion time indicated is considered sufficient to delay the operational needs for which the service is intended.
12. **BID REJECTION OR PARTIAL ACCEPTANCE** - The County reserves the right to reject any or all Bids. The County further reserves the right to waive technicalities and formalities in Bids, as well as to accept in whole or in part such Bids where it is deemed advisable in protection of the best interests of the County.
13. **BID CURRENCY/LANGUAGE** - All Bid prices shall be shown in US Dollars (\$). All prices must remain firm for the duration of the contract regardless of the exchange rate. All bid responses must be submitted in English.
14. **PAYMENTS** - Payments will be made for all goods/services delivered, inspected and accepted within 30 days and upon receipt of an original invoice.
15. **MODIFICATION, ADDENDA AND INTERPRETATIONS** - Any apparent inconsistencies, or any matter requiring explanation or interpretation, must be inquired into by the Bidder in writing at least 72 hours (excluding weekends and holidays) prior to the time set for the Bid Opening. Any and all such interpretations or modifications will be in the form of written addenda. All addenda shall become part of the contract documents and shall be acknowledged and dated on the Signature Page.
16. **LAWS AND REGULATIONS** - All applicable State of Iowa and federal laws, ordinances, licenses and regulations of a governmental body having jurisdiction shall apply to the award throughout as the case may be and are incorporated here by reference.
17. **TELEGRAPHIC/ELECTRONIC BID SUBMITTAL** - Telegraphic and/or bid offers sent by electronic means, other than specified herein, are not acceptable and will be rejected upon receipt. Proposing firms will be expected to allow adequate time for delivery of their bid either by airfreight, postal service, or other means.
18. **MISCELLANEOUS** - The County reserves the right to inspect Contractor's facilities prior to the award of this bid. The County reserves the right to negotiate optional items with the successful Bidder.
19. **MODIFICATION OF AGREEMENT** - No modification of award shall be binding unless made in writing and signed by the County.
20. **CANCELLATION** - Either party may cancel the award in the event that a petition, either voluntary or involuntary, is filed to declare the other party bankrupt or insolvent or in the event that such party makes an assignment for the benefit of creditors.

21. **TERMINATION OF AWARD FOR CAUSE** - If, through any cause, the successful Bidder shall fail to fulfill in a timely and proper manner its obligations or if the successful Bidder shall violate any of the covenants, agreements or stipulations of the award, the County shall thereupon have the right to terminate the award by giving written notice to the successful Bidder of such termination and specifying the effective date of termination. In that event, and as of the time that notice is given by the County, all finished or unfinished services, reports or other materials prepared by the successful Bidder shall, at the option of the County, become its property, and the successful Bidder shall be entitled to receive compensation for any satisfactory work completed, prepared documents or materials as furnished. Notwithstanding the above, the successful Bidder shall not be relieved of liability to the County for damage sustained by the County by virtue of breach of the award by the successful Bidder. The County may withhold any payments to the successful Bidder for the purpose of set-off until such time as the exact amount of damages due the County from the successful Bidder is determined.
22. **TERMINATION OF AWARD FOR CONVENIENCE** - The County may terminate the award at any time without penalty or fee by giving written notice to the successful Bidder of such termination and specifying the effective date thereof, at least sixty (60) working days before the effective date of such termination. In that event, all finished or unfinished services, reports, material(s) prepared or furnished by the successful Bidder or under the award shall, at the option of the County, become its property. If the award is terminated due to the fault of the successful Bidder, termination of award for cause relative to termination shall apply. If the award is terminated by the County as provided herein, the successful Bidder will be paid an amount as of the time notice is given by the County which bears the same ratio to the total compensation as the services actually performed bear to the total services the successful Bidder covered by the award, less payments of compensation previously made.
23. **FORCE MAJEURE** - For the purpose hereof, force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act therefore; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause whether or not of the class or kind specifically named or referred to herein not within the reasonable control of the party affected.
- a. A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.
 - b. The party who is prevented from performing by force majeure (i) shall be obligated, within a period not to exceed fourteen (14) days after the occurrence or detection of any such event to give notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and (ii) shall remedy such cause as soon as reasonably possible.
24. **ASSIGNMENT** - Bidder shall not assign this order or any monies to become due hereunder without the prior written consent of the County. Any assignment or attempt at assignment made without such consent of the County shall be void.
25. **EQUAL OPPORTUNITY** - The successful firm agrees not to refuse to hire, discharge, promote, demote, or to otherwise discriminate in matters of compensation against any person otherwise qualified solely because of race, creed, sex, national origin, ancestry or physical handicap.
26. **TIME PERIOD** - Prices are to be honored for the time period stated in your response on the Signature Page.
27. **EXTENSION** - Any or all of the awards made as a result of this Request for Bid may be extended for an additional period of time, up to one year, if mutually agreed between the parties.
28. **FOB POINT** - In terms of loss or damage, as well as where title to the goods is passed, please quote FOB - Destination.

29. **METHOD OF AWARDING/QUOTING** - The County reserves the right to make awards based on the entire bid or on an individual basis. However if you offer your bid based on an "all or none" condition, the County may consider your bid non-responsive and reject the entire bid.
30. **TAXES** - The County of Madison is exempt from sales tax and certain other use taxes. Any charges for taxes from which the County is exempt will be deducted from invoices before payment is made.
31. **BID INFORMATION IS PUBLIC** – All documents submitted with any bid or proposal shall become public documents and subject to disclosure under Iowa Code Chapter 22 unless otherwise held confidential under Chapter 22 upon opening of the bid, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the County of Madison in connection with a bid or proposal, the submitting party recognized this and waives any claim against the County of Madison and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the County of Madison and its officers and employees harmless from any claims arising from the release of any document or information made available to the County of Madison arising from any bid opportunity.
32. **PURCHASE ORDER** – Purchase Orders will not be issued from the County of Madison.
33. **"NO GIFT" STANDARD** - The County of Madison is committed to upholding the highest ethical standards in all of our business practices. This standard recognizes the need to avoid even the perception of improper gifts or favors to employees. Therefore, we ask all vendors to abide by our "No Gift" standard. The "No Gift" standard also applies to all offers of discounts or free items at any place of business targeted toward a County employee and not available to the general public, regardless of the value.
34. **CONFLICT OF INTEREST**: Disclose any potential conflicts; warrant none exist at contracting.
35. **SEPARATE CONTRACT REQUIRED**: Submission of a proposal does not create a contract; a formal, signed contract will be executed with the selected vendor that complies with the requirements of this RFP. If Contractor's exceptions or proposed responses materially alter the RFP, or if the Contractor submits its own terms and conditions or otherwise fails to follow the process described herein, the County may reject the Proposal, in its sole discretion. The County reserves the right to either award a Contract without further negotiation with the successful Contractor or to negotiate Contract terms with the successful Contractor if the best interests of the County would be served.

APPENDIX E: MINIMUM INSURANCE REQUIREMENTS

- A. At all times during the contract/agreement the outside party will carry and maintain, at the outside party's expense, the following insurance, with proof provided upon request:
1. Commercial General Liability Insurance Policy, including but not limited to, insurance for premises construction operations (when applicable), contractual liability, completed operations with respect to liability arising out of the ownership, use, occupancy or maintenance of the premises and all areas appurtenant thereto, to afford protection with respect to bodily injury, personal injury, death or property damage of not less than One Million Dollars (\$1,000,000) per occurrence combined single limit/Two Million Dollars (\$2,000,000) general aggregate.
 2. The County reserves the right to require increased liability limits, not to exceed Fifteen Million Dollars (\$15,000,000) from bidders, should the project represent an elevated hazard level to the County as determined by the Madison County Board of Supervisors.
 3. Comprehensive Automobile Liability Insurance Policy with limits for each occurrence of not less than One Million Dollars (\$1,000,000) Combined Single Limit with respect to bodily injury, property damage or death.
 4. Workers Compensation Insurance Policy or similar insurance in form and amounts required by law.
- B. Should the bid require design elements (i.e. architectural, engineering, or professional system designs), the outside party may be required to carry professional errors and omissions coverage with a limit for each claim of not less than One Million Dollars (\$1,000,000).
- C. Coverage must be maintained by a financially stable carrier with a minimum AM Best rating of A-. It will be the outside party's responsibility to provide proof of its carrier's rating.
- D. The outside party shall agree to the following:
1. Madison County will be named as an additional insured with respect to all casualty insurance policies.
 2. Certificate of insurance will be submitted to the County Auditor's Office prior to commencement of the contract/agreement and shall include a thirty-day notice of cancellation provision.
 3. If the outside party fails to perform any of its obligations under the County's Insurance and Policy Requirements, Madison County reserves the right to either purchase the required insurance coverage and assess the cost directly to the outside party, or to declare the outside party's bid invalid.
 4. Hold Harmless Agreement – The outside party shall indemnify and hold harmless Madison County, its agents and employees, from and against all claims, damages, losses and expenses including attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense:
 - a. is attributable to bodily injury, sickness, disease or death, or to the damage to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and
 - b. is caused in whole or in part by any negligent act or omission of the outside party or its subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

c. Each contract/agreement shall contain the following language (when applicable):
Contractor/Permitee/Licensee agrees that for all work done in the county road right of ways, easements and county property, it shall be solely responsible for work zone safety and shall hold the County harmless and agree to indemnify the County for all claims that arise from its work in the right of way, and further, it agrees that it will adhere to the Manual on Uniform Traffic Control Devices during the project