



Bondurant Industrial Park Plat 2 Bondurant, Polk County, IA

*Certification Report
June 2024*

 **QUEST**
SITE SOLUTIONS
THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349



The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Kuhlers, amy.kuhlers@iowaeda.com, (515) 348-6250

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Certification Letter



June 20, 2024

Amy Kuhlers
Program Manager
Iowa Economic Development Authority
1963 Bell Avenue
Des Moines, IA 50315



Dear Ms. Kuhlers:

The Bondurant Industrial Park Plat 2, located in Polk County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property, and based on the information provided by the City of Bondurant and our evaluation of the property, we are certifying the **Bondurant Industrial Park Plat 2** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified the Bondurant Industrial Park Plat 2 as meeting the following criteria:

- The park must be a minimum of 50 total acres, with at least one site 10+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park's developable acreage must be located outside of the 100-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.
- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.

- The park's developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 2.5 MW electric service within nine months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 7,500 mcf per month within nine months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within nine months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within nine months.
- The park must be served or be able to be served within nine months by telecommunications fiber.

The details on how the property meets each of these criteria is included in Sections 3 through 10 of this report.

This certification will expire on **February 28, 2027**. Upon certification expiration, the property will need to submit for certification.

We congratulate the team at the City of Bondurant for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Brittan Dietz
Consultant

03

Property Overview



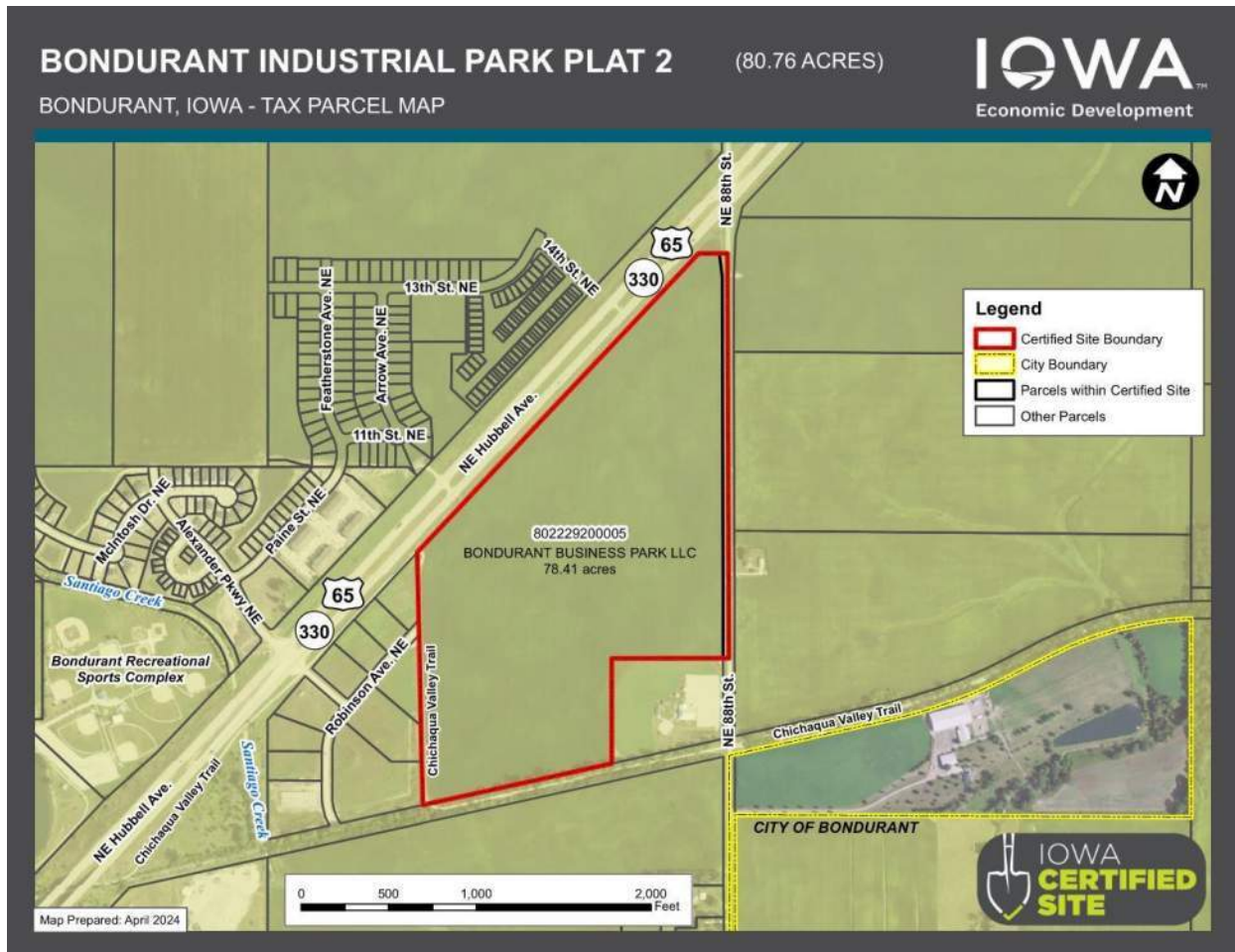
03

04

Ownership + Availability



OWNERSHIP



The park is comprised of one parcel, 23100021000021, that is 80.76 acres and owned by Bondurant Business Park, L.L.C.

TITLE

Good and marketable title to the property is held by Bondurant Business Park, L.L.C. The following easements were identified within the title opinion:

- Easements for Public Highway,
- Easement to Northern Natural Gas Company,
- Affidavit from Iowa State Highway Commission for controlled access,
- Easement to Iowa Power and Light Company,
- Easement to Southeast Polk Rural Water District, and
- Bike Trail Easement to City of Bondurant.

The title opinion should be reviewed for other title items as well.

Support Documentation:

Title Opinion– Wilson & Egge, P.C. – November 28, 2023

The owner has an agreement with Capstone Commercial Real Estate to market the property which will expire February 28, 2027. The property has been preliminarily platted into lots as shown below:

Bondurant Industrial Park Plat 2 | June 2024

OWNERSHIP + AVAILABILITY

04

16	5	\$5.50	\$1,197,900.00
17	6.34	\$5.50	\$1,518,937.20
18	10.5	\$4.50	\$2,058,210.00
19	14.51	\$4.50	\$2,844,250.20

Support Documentation:

ALTA/NSPS Land Title Survey – Pelds Design Services – January 4, 2024

Exclusive Listing Agreement – Capstone Commercial Real Estate – December 22, 2023

Pre-Plat - Pelds Design Services – November 30, 2023

05

Site Characteristics



05

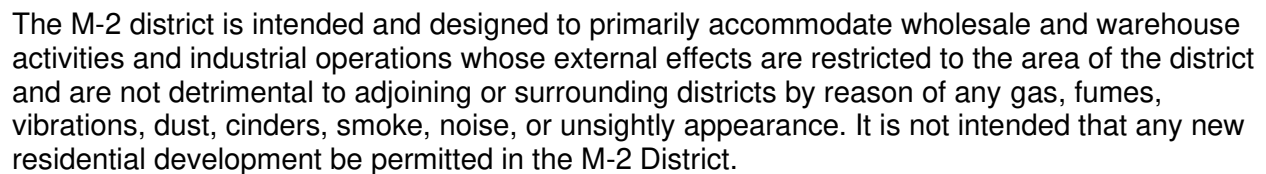
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06

Zoning



The park is zoned Medium Industrial (M-2) by the City of Bondurant. A zoning change will not be required for industrial use.

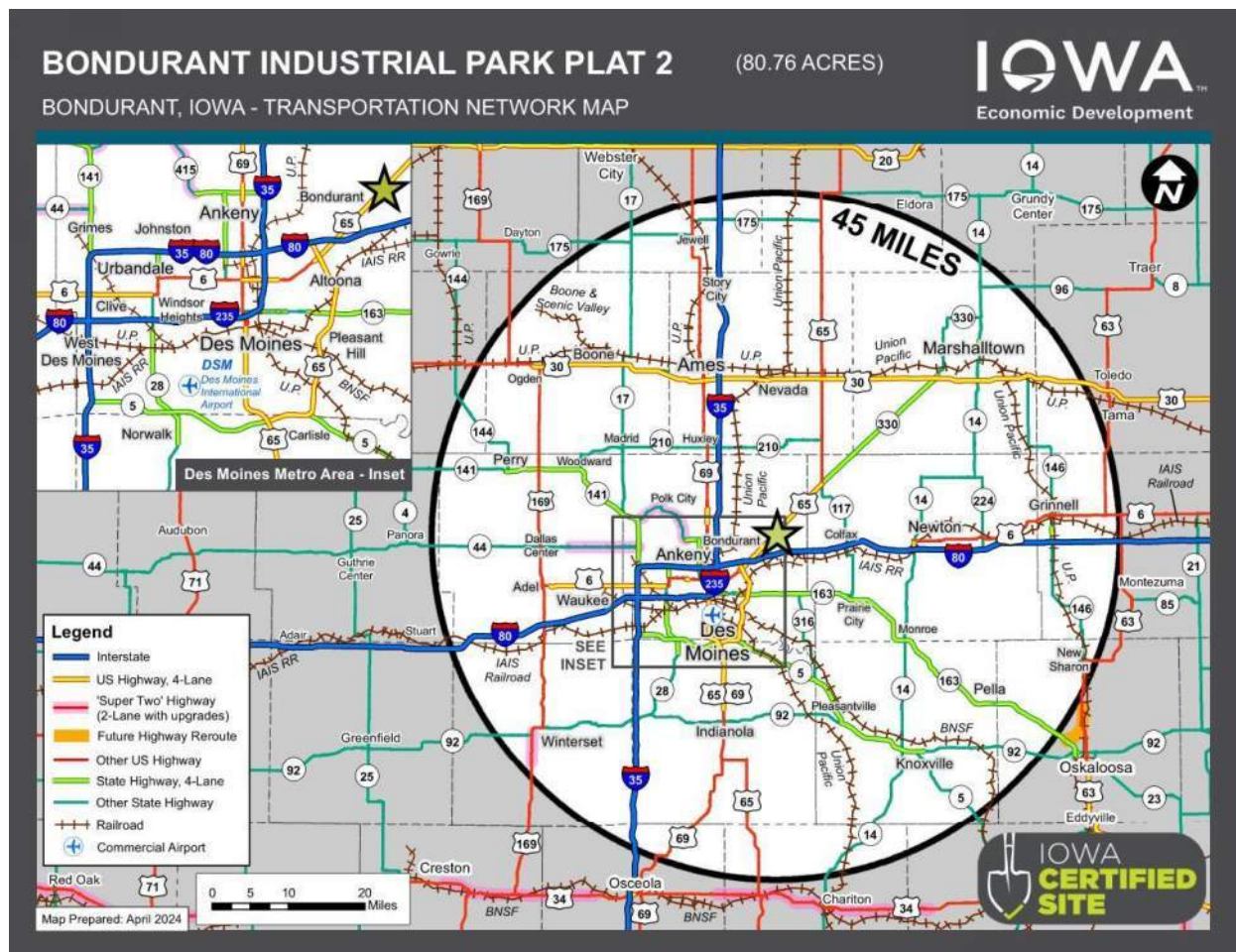


City of Bondurant Code of Ordinances – Chapter 178.14 (As of February 13, 2024)

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Transportation





ROADS

NE Hubbell Ave / US Highway 65, a four-lane divided highway, is adjacent to the northern boundary of the park. While there is no direct access to US Highway 65, the site can be accessed from US Highway 65 via Alexander Pkwy NE and then Robinson Ave NE on the western boundary. Eastbound US Highway 65 can also be accessed via NE 88th St along the eastern boundary. NE Hubbell Ave connects to I-80 approximately 4.5 miles from the park, and I-35 is 9.5 miles away to the west.

Support Documentation:
Questionnaire – City of Bondurant – August 31, 2023

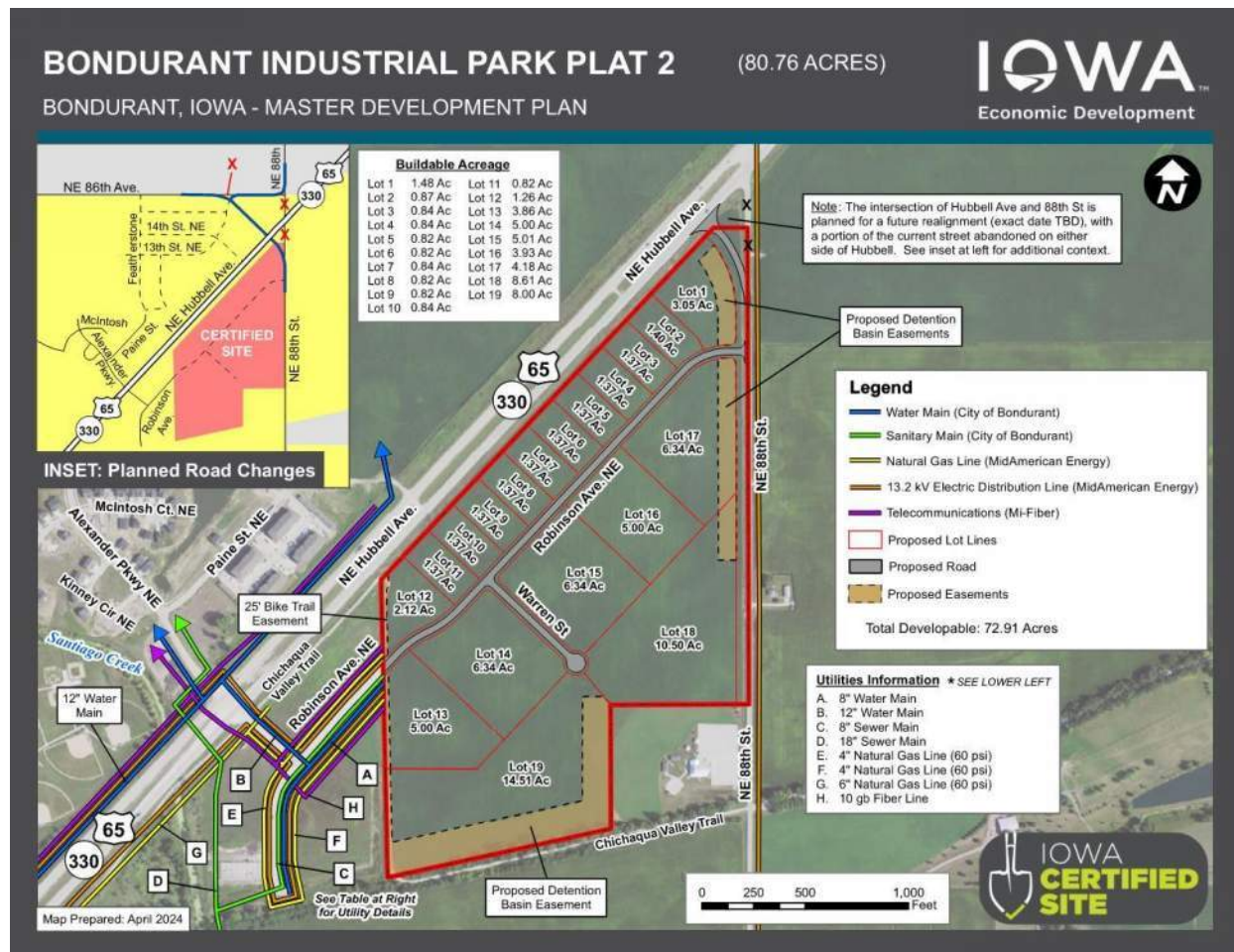
COMMERCIAL SERVICE AIRPORT

Des Moines International Airport (DSM) – 21.7 miles

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Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: MidAmerican Energy Company (distribution and transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV three-phase – runs along Robinson Ave NE and NE 88th St
 - Transmission: 161 kV – approximately 1 mile west of the park along Pleasant St NE
 - Substation: NE 54th Avenue – 4.7 miles from park
- Available Capacity: 2.5 MW after upgrades
- Improvements: Add a set of regulators and complete one mile of feeder upgrades on existing 3-phase distribution. Then, extend existing adjacent 3-phase on the west into park and place a pad mount transformer to serve 2.5 MW.
- Estimated Cost: \$730,000 plus applicable tax gross-up. It is expected that a customer's 3x net annual revenue will cover the cost of upgrades.

- Estimated Schedule: Five months (one month for design, one month for permitting and easement acquisition, and three months for construction)
- Other: A new substation at NE 94th Avenue is under construction and its project in-service date is December 31, 2024, and will have 5 MW of available capacity once energized. New 3-phase feeder is currently being extended and will be adjacent to the site on the east side. Easements will be required onsite for MidAmerican facilities. Redundancy could be made available and is dependent upon completion of planned improvements in the region. Redundant service may be subject to an excess facilities charge and is not cost recoverable through revenue credit.

Contact:

Katie D. Lord, Business and Community Development Manager
MidAmerican Energy Company
katie.lord@midamerican.com
(515) 252-6603 office

Support Documentation:

Electric Questionnaire – MidAmerican Energy Company – December 6, 2023

NATURAL GAS

Provider: MidAmerican Energy Company (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 4-inch 60 psig line is located adjacent to the park on Robinson Ave NE
- Available Capacity: 7,500 mcf per month with upgrades
- Improvements: 1,550 feet of 4-inch plastic 60 psig main from 316 2nd St NW to Garfield St NW and 880 feet of 4-inch steel 125 psig main on 2nd St NW from Shiloh Rose Pkwy NW to inlet of Bondurant district regulator station need to be upgraded. Transmission improvements would require upgrades to the NNG Bondurant town border station.
- Estimated Cost: \$511,953 - \$301,000 for distribution and \$152,830 for transmission
- Estimated Schedule: Distribution upgrades can be completed within five to seven months (eight to ten weeks for design, two to three weeks for permitting, five to six weeks for ROW acquisition, and three to four months for construction). Transmission upgrades can require six or more months for upgrades, but these improvements can happen concurrently with the distribution improvements.
- Other: Main installation is assumed to occur in public rights-of-way. Easements will be required onsite for MidAmerican facilities.

Contact:

Katie D. Lord, Business and Community Development Manager
MidAmerican Energy Company
katie.lord@midamerican.com
(515) 252-6603 office

Support Documentation:

Email from City of Bondurant (Tiffany Luig) – February 9, 2024

Natural Gas Questionnaire - MidAmerican Energy Company – January 18, 2024

WATER

Provider: City of Bondurant

Service Details

- Existing Infrastructure: A 8-inch line is located adjacent to the park alongside Robinson Ave NE and has an excess capacity of 504,000 gallons per day. The line has a total capacity of 1,080,000 gallons per day.
- Improvements: Infrastructure is adjacent.
- Estimated Cost and Schedule: Minimal as infrastructure is already located at the park.
- Other: Presently, the capacity of the pipe exceeds the water in the system. There are plans for a new city water plant to be constructed with an estimated completion date in 2027-2028.

Water Treatment

- Plant: Des Moines Waterworks Fleur Drive Plant (13.0 miles)
- Permitted Capacity: 80 million gallons per day
- Average Utilization: 40 million gallons per day
- Peak Utilization: 70 million gallons per day
- Excess Capacity: 10 million gallons per day (factoring in peak utilization)
- Notes: The City of Bondurant currently purchases 2,000,000 gallons per day from Des Moines Water Works. The average utilization of water purchased is 600,000 gallons per day, and excess capacity, factoring in peak utilization, is 300,000 gallons per day.

Contact:

Marketa Oliver, City Administrator
City of Bondurant
moliver@cityofbondurant.com
(515) 967-2418

Support Documentation:

Water Questionnaire – City of Bondurant – September 20, 2023

WASTEWATER

Provider: City of Bondurant

Service Details

- Existing Infrastructure: A 8-inch gravity line is located adjacent to the park alongside Robinson Ave NE and has 500,000 gallons per day of total capacity and 400,000 gallons per day of excess capacity.
- Improvements: Infrastructure is adjacent.
- Estimated Cost and Schedule: Minimal as infrastructure is already located at the park.
- Other: The City of Bondurant currently purchases capacity from the Des Moines WRA. The average utilization of wastewater purchased is 500,000 gallons per day, and peak utilization is 1,300,000 gallons per day. WRA does not assign excess capacity.

Wastewater Treatment

- Plant: Des Moines WRA Wastewater Reclamation Facility (10.0 miles)
- Total Permitted Capacity: 134 million gallons per day (average wet weather)
- Average Utilization: 100 million gallons per day

- Peak Utilization: 125 million gallons per day
- Excess Capacity: 9 million gallons per day

Contact:

Marketa Oliver, City Administrator
City of Bondurant
moliver@cityofbondurant.com
(515) 967-2418

Support Documentation:

Wastewater Questionnaire – City of Bondurant - September 20, 2023

TELECOMMUNICATIONS

Provider: Mi-Fiber, LLC

Service Details

- Existing Infrastructure: Fiber is approximately 1,896 feet to the west of the park.
- Improvements: Buried fiber will need to be extended approximately 1,896 feet to the park from its current location at the intersection of Alexander Pkwy NE and NE Hubbell Ave. The extension would extend along Alexander Pkwy NE before turning northeast along Robinson Ave NE to the park boundary.
- Estimated Cost: \$7,351.34; Mi-Fiber does not currently plan to build fiber in this area, but would be able to contract with a developer to build underground fiber to the location at their cost
- Estimated Schedule: Two months from a signed agreement
- Other: Public rights-of-way will be used to place buried fiber. Dark fiber may be possible.

Contact:

Jenni Neff, Director of HR and Marketing
Mi-Fiber, LLC
jneff@corp.grm.net
(660) 953-1073

Support Documentation:

Telecommunications Questionnaire – Mi-Fiber - September 19, 2023

Telecommunications Infrastructure Costs – Mi-Fiber – April 6, 2023

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Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) did not identify any recognized environmental conditions (RECs) in connection with the site.

Support Documentation:

Phase I Environmental Site Assessment – Terracon Consultants, Inc. – December 10, 2021

WETLANDS

A Wetland Delineation identified approximately 1.39 acres of wetlands, but, an Approved Jurisdictional Determination (AJD) indicated that none of these wetlands are waters of the United States subject to US Army Corps of Engineers jurisdiction.



Support Documentation:

Approved Jurisdictional Determination – US Army Corps of Engineers – August 9, 2022

Wetland Delineation Report – Terracon Consultants, Inc. – December 2, 2021

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Northern Long-eared Bat (Mammal) - Endangered
 - Monarch Butterfly (Insect) – Candidate
 - Eastern Prairie Fringed Orchid (Flowering Plant) – Threatened
 - Western Prairie Fringed Orchid (Flowering Plant) – Threatened
- Critical Habitats
 - No critical habitats at this location.

Suitable habitat for the Indiana Bat and the Northern Long-eared Bat is present on the site. The Endangered Species Act Consultation concluded that proposed actions in the project area “may affect” the listed species, their habitats, or proposed or designated critical habitat. There are two suitable habitats located along the southern boundary of the park. If tree removal of the suitable habitat is to be completed, it should be completed during the approved tree clearing window.

Support Documentation:

Endangered Species Act Consultation - Federal Review – Shive-Hattery – February 9, 2023

Official Species List – U.S. Fish and Wildlife Service – January 27, 2023

Indiana Bat & Northern Long-Eared Bat Phase 1 Habitat Assessment – Shive-Hattery – October 24, 2022

CULTURAL RESOURCES

A Phase I Intensive Archeological Survey completed by Wapsi Valley Archaeology, Inc. (WVA) recommends no further archaeological work for the project area. Site 13PK1136 in the project area was found to be not eligible for the National Register of Historic Places, and to be non-significant, and no further archaeological work is recommended for Site 13PK1136. SHPO indicated that the archaeological fieldwork met the Association of Iowa Archaeologists guidelines and agreed with the consultant’s recommendation for Site 13PK1136. In SHPO’s opinion, the work conducted by WVA could be used to support a federal agency’s determination of effect.

A Reconnaissance-Level Architectural History Survey completed by Pigeon Consulting included an investigation of the 0.25-mile buffer zone around the project area. The investigation found that no buildings within the quarter-mile buffer zone are either listed in or potentially eligible for the National Register of Historic Places. SHPO indicated that the reconnaissance level survey is complete and meets best practices.

SHPO consultation as part of the site certification process does not necessarily fulfill the requirements of Section 106 of the National Historic Preservation Act, and additional work may be needed if Section 106 consultation is required for a future project.

Support Documentation:

Email from the Iowa State Historic Preservation Office (Sara Andre) – July 18, 2023

Phase I Intensive Archaeological Survey – Wapsi Valley Archaeology – June 2023

Reconnaissance-Level Architectural History Survey – Pigeon Consulting – May 31, 2023

GEOTECHNICAL

A Geotechnical Exploration included four test borings drilled to depths of 25.5 to 26 feet below existing grades. Terracon recommends using Seismic Site Class D for the site.

EXPLORATION PLAN

BBP Certified Site ■ Bondurant, Iowa
January 20, 2023 ■ Terracon Project No. 08225274-03

Terracon
GeoReport



Support Documentation:
Preliminary Geotechnical Engineering Report – Terracon – January 20, 2023

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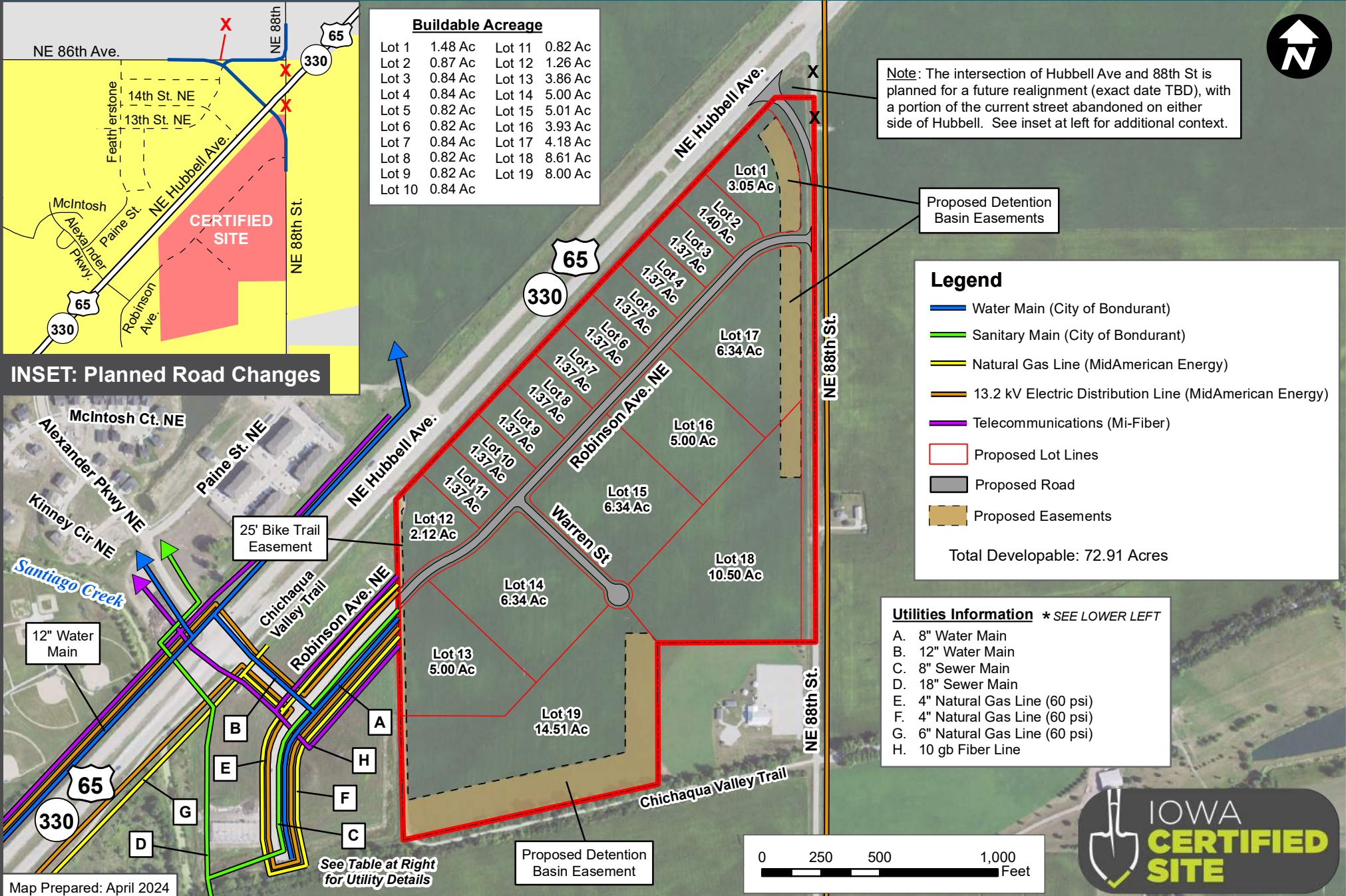
Master Plan



BONDURANT INDUSTRIAL PARK PLAT 2

(80.76 ACRES)

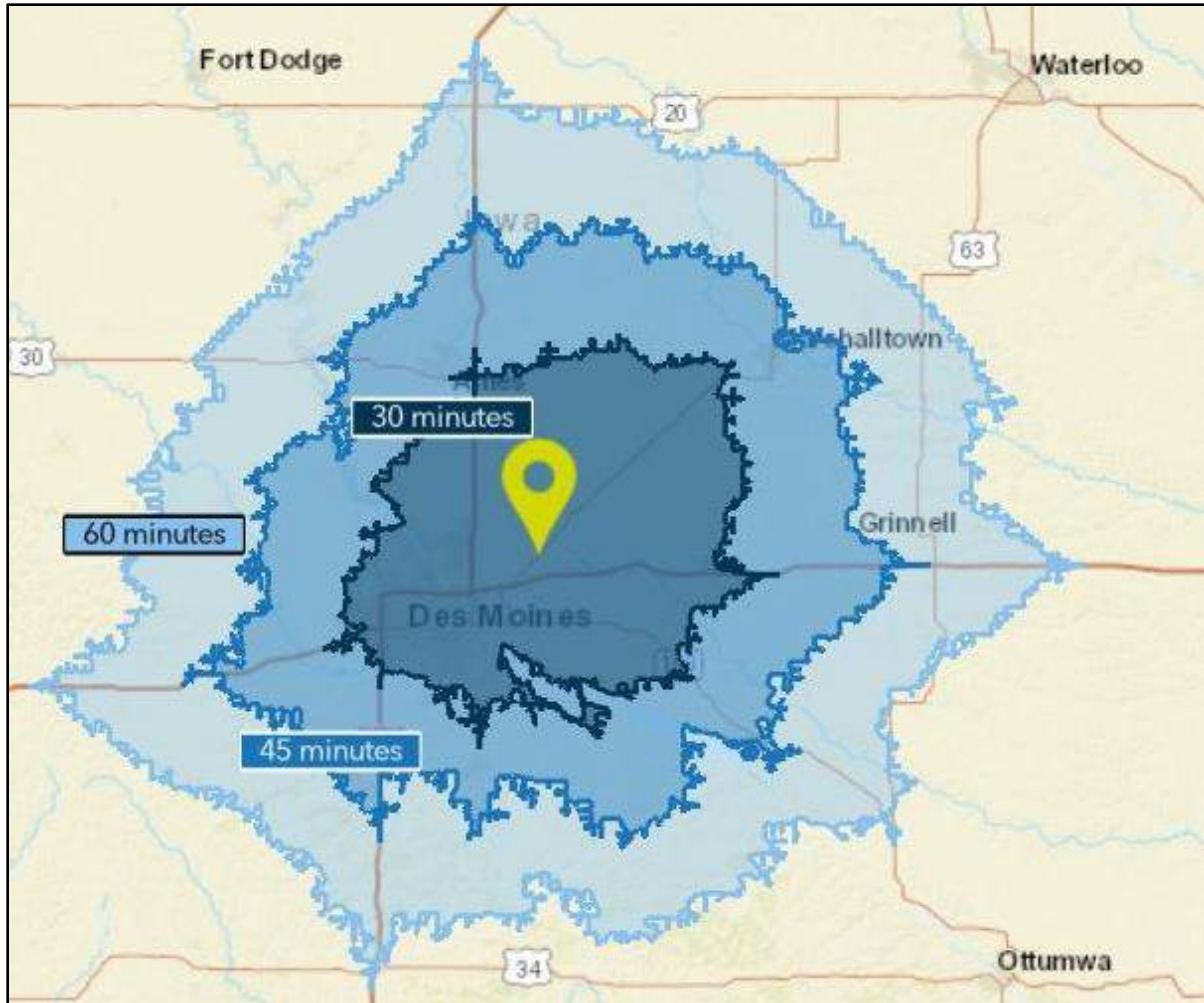
BONDURANT, IOWA - MASTER DEVELOPMENT PLAN



11

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	597,557	871,911	987,702
Labor Force	329,437	476,696	537,584
Manufacturing Employment	31,239	48,104	57,568
Percentage Employed in Manufacturing	10%	10%	11%
Median Age	37.2	36.6	37.2
Bachelor's Degree Attainment	40%	41%	39%
Average Hourly Wage	\$31.95	\$31.17	\$30.61
Average Manufacturing Wage	\$34.09	\$33.31	\$32.77

Source:
 ESRI Business Analyst Online – 2023 (all data except wages)
 JobsEQ – Q3 2023 (wage data)

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Summary + Recommendations



Strengths:

- The site is approximately 80 acres, almost all of which are developable.
- The park is zoned Medium Industrial and is appropriate for industrial uses.
- The site is free from jurisdictional wetlands, flood zones, and other significant items that would impact the development of the property.
- US Highway 65 is adjacent to the northern boundary of the park and offers easy access to I-80.
- The property is owned by one entity who is engaged in the economic development process.
- Electric infrastructure that serves the site is planned for upgrades that will be completed in the next year.
- The property is considered a second phase to an existing industrial park that is nearing capacity, so there is good momentum in this area.

Challenges:

- For companies with significant utility demands above the minimum requirements, utility upgrades will likely be required.
- A new City of Bondurant water plant is planned for 2027, but in the interim, capacities may be a limiting factor.
- If the two tree clusters that appear to be suitable bat habitats are to be removed, this work should be completed during the approved tree clearing window.
- While there is visibility from US Highway 65, the path for accessing the highway is not direct. Future improvements will be needed if access to the highway should be granted.

Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- Install signage around the property that indicates the land is available for industrial development and is a certified site.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.



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