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May 4, 2026

Worth County Board of Supervisors
Worth County Courthouse
1000 Central Ave
Northwood, Iowa 50459

RE: Tile Improvements
Drainage District No. 14
Worth County, Iowa
BMI Project No.: 0A1.124303

Dear Worth County Board of Supervisors:

The tile improvements on Drainage District No. 14 were completed this past fall. All landowners whose properties were directly impacted by the construction are invited to attend the hearing. Notice of the hearing was posted in The Northwood Anchor. The tile improvements installed reinforced concrete pipe ranging from 18-inches to 36-inches in diameter, with the goal to improve the district's drainage capacity to modern standards. This was accomplished by intercepting the existing tile and bringing the upstream water to a new outlet, improving drainage upstream and downstream of the interception. Work comprised constructing a new main (Lower Main) and improving three existing laterals (Lateral 4, Lateral 5, and Upper Main). The project included boring steel casings under Highway 65 and the Union Pacific Railroad tracks.

Project Cost

The engineer's estimated construction cost for the work was \$1,104,303. Two bids were received, and the lowest bid was submitted by Rognes Brothers Excavating, Inc. of Lake Mills for \$926,008.50. The final construction cost is \$1,164,893.05, which is approximately 105% of the estimate. Boring a 48" steel casing under the railroad was \$227,000, or approximately 19% of the total. The district currently holds 10% retainage in the amount of \$116,489.31 from the contractor.

Three change orders were issued during the project.

- The 36-inch diameter steel casing under Highway 65 was upsized at the request of the Iowa Department of Transportation (DOT) to 42-inch diameter, increasing project cost in the DOT's section by \$56,675. This cost was born by the DOT.
- Two natural gas lines serving Northwood crossed the proposed tile. The district must adhere to the natural gas company's permitting requirements when crossing the gas lines with new construction. Special considerations were taken because one of the gas lines is considered too frail for normal open-trench construction. The most cost-effective option was extending the tile route further north than proposed and extending the boring across Highway 65 to also go under the natural gas line. This extended the boring 39 feet and added 300 feet of 36-inch tile, resulting in an increase of \$83,365.
- The railroad boring saw an increase of \$39,346.50, primarily due to dewatering and excavation of bedrock. Finally, sandy soils and bedrock led to the use of approximately four times more

stabilization bedding rock than anticipated, causing an increase of \$40,238.25. In total, change orders resulted in an increase of \$238,884.55, with 60% of that occurring outside of the DOT and railroad borings.

Crop Damages

The damage area was calculated, and the costs were applied to the different types of land uses along the route of the open ditch. Any damaged area inside the district right-of-way is not recommended for compensation. The land uses considered are Corn and Soybeans. No soybeans were surveyed however they are included for reference. A brief description of how each land use was valued is as follows:

- **Corn – \$959 / acre damage** – The Ag Decision Maker website shows the 10-year average corn yield of 204.5 bu/acre in Worth County. We have used 110% of this value at 224.95 bu/ac and an average price from February 2025 to January 2026 of \$4.26/bushel from the Iowa state Extension Website.
- **Soybeans – \$644 / acre damage** – The Ag Decision Maker website shows the 10-year average soybean yield of 57.7 bu/acre in Worth County. We have used 110% of this value at 63.5 bu/ac and an average price from February 2025 to January 2026 of \$10.12/bushel from the Iowa State Extension Website.
- **Rock Picking and Soil Finishing – \$77 / acre damage** –This includes payment for two times the rock picking rate (\$18.50) and two times the standard soil finishing rate (\$19.80) from Ag Decision Maker. This includes lands that were affected prior to harvest or post-harvest; land in CRP, buffer, grass; and all other lands that may have been affected by the construction spoils.

4 landowners were impacted during the project. The proposed damages for land and crops during this project total \$10,766 across approximately 30.18 acres. Payment of damages will be made to the owner of each property. The breakdown of the proposed damages is shown below, subject to approval by the trustees.

Proposed Damages Table					
Landowner	Parcel Number	Section	Type	Acres	Payment
DAHLBY, ROGER	704100008	04-99-20	Finishing	0.04	\$3
DAHLBY, DARIN	704100009	04-99-20	Finishing	4.34	\$334
DAHLBY, ROGER LINDQUEST, ANNE	704200003	04-99-20	Finishing	3.66	\$282
WILKINS, ANGELA K MORTON, KIRSTEN 1/8 INT & HELGELAND, KEITH L/E HELGELAND, SARAH 1/8 INT & KEITH L/E HELGELAND, KEITH 1/2 HELGELAND, KEITH	704400006	04-99-20	Finishing	1.83	\$141

Proposed Damages Table					
Landowner	Parcel Number	Section	Type	Acres	Payment
HELGELAND, KIRSTEN HELGELAND, SARAH WILKINS, ANGELA WILKINS, ANGELA K MORTON, KIRSTEN HELGELAND, KEITH	704300005	04-99-20	Finishing	4.96	\$382
WEIR, DOROTHY A REVOCABLE TRUST WEIR, SCOTT	704400002	04-99-20	Corn	4.60	\$4,408
		04-99-20	Finishing	4.60	\$354
WILKINS, ANGELA K MORTON, KIRSTEN 1/8 INT & HELGELAND, KEITH L/E HELGELAND, SARAH 1/8 INT & KEITH L/E HELGELAND, KEITH 1/2 HELGELAND, KEITH	704300006	04-99-20	Finishing	6.54	\$504
WILKINS, ANGELA K HELGELAND, SARAH HELGELAND, KEITH HELGELAND, KEITH HELGELAND, KIRSTEN	704400005	04-99-20	Corn	4.21	\$4,034
		04-99-20	Finishing	4.21	\$324

Sincerely,

Bolton & Menk, Inc.



Jonathan P. Rosengren, P.E.

Project Manager