

Re-Defining the Square: Downtown Indianola Reconstruction



Real People. Real Solutions.

Justin Nickel and Tanner Neilsen | November 13, 2025

Presenters



Justin Nickel, PE

Civil Project Manager

**Former PW Director/City Engineer for
Marshalltown**

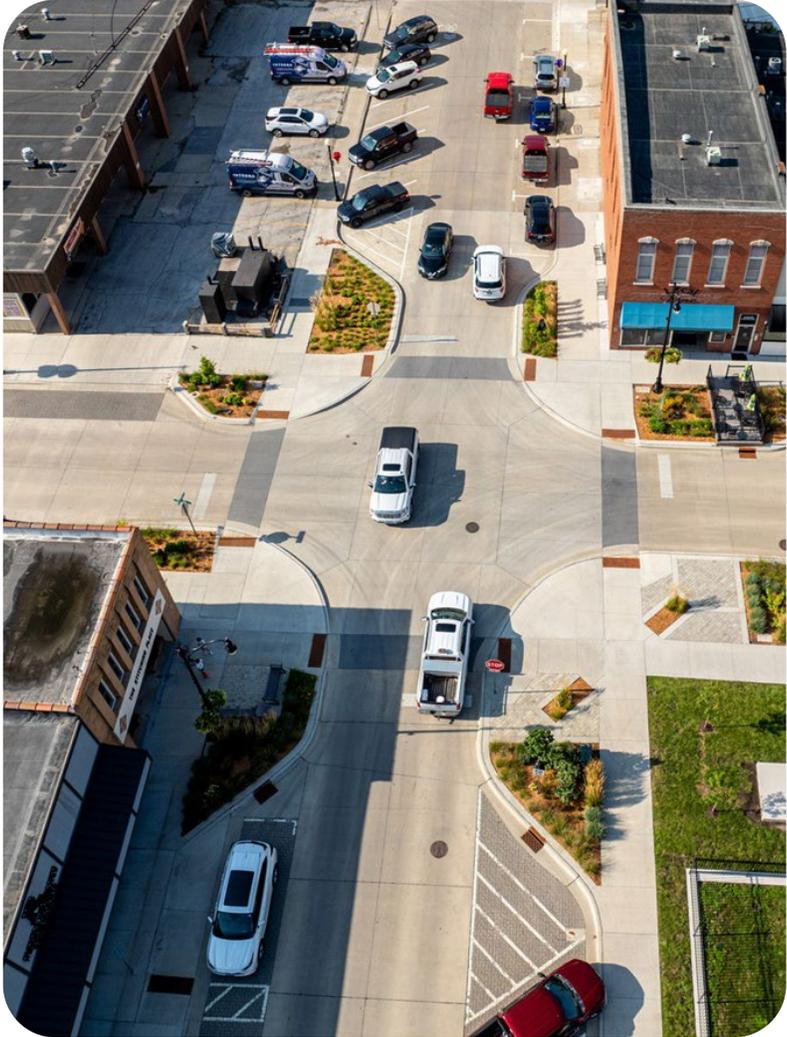


Tanner Neilsen, EIT

**Civil Design Engineer/ Resident Project
Representative**

Likes Pizza Math

Introduction to the Project | Why



Introduction to the Project | Team



INDIANOLA MUNICIPAL UTILITIES



Electric • Communications • Water

INDIANOLA

CHAMBER



IOWA DEPARTMENT OF
**AGRICULTURE &
LAND STEWARDSHIP**

Introduction to the Project | Team

- Steering Committee
 - Business owners
 - Residents
 - Interested parties
- Open Houses
 - In-depth questions
 - Concerns
- Construction
 - Weekly meetings with local businesses



Introduction to the Project | Team

- Team
 - Water Resources
 - Civil Engineers
 - Urban Planners
 - Traffic Engineers
 - Landscape Architects
- Design Leadership
 - Overall vision
 - Design meetings
 - Assisted with public meetings
- Construction
 - Construction observation
 - Progress meetings
 - Wayfinding signs.



**BOLTON
& MENK**

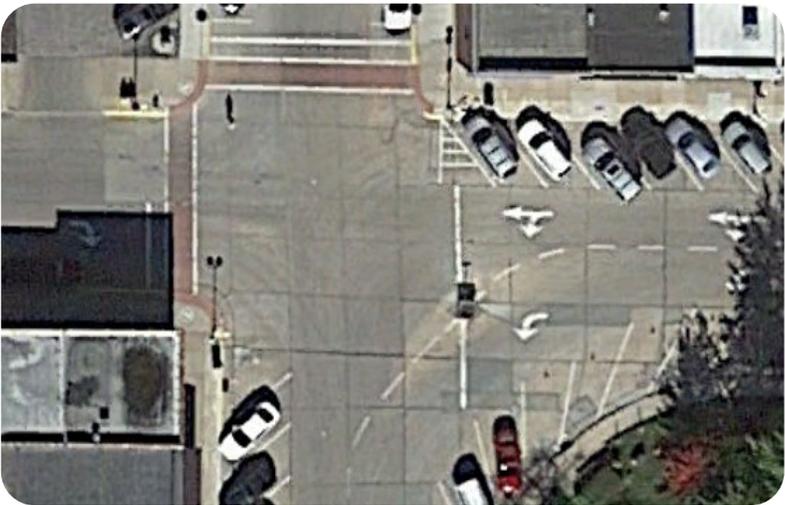
Real People. Real Solutions.

Introduction to the Project | Team

- Protect the public
 - Safety fence
 - Traffic Control
- Minimize Inconvenience
 - Timing sidewalks
 - Timing water connections
- Engaging public relations
 - Hosted a visit for high school students



Background | Existing Conditions



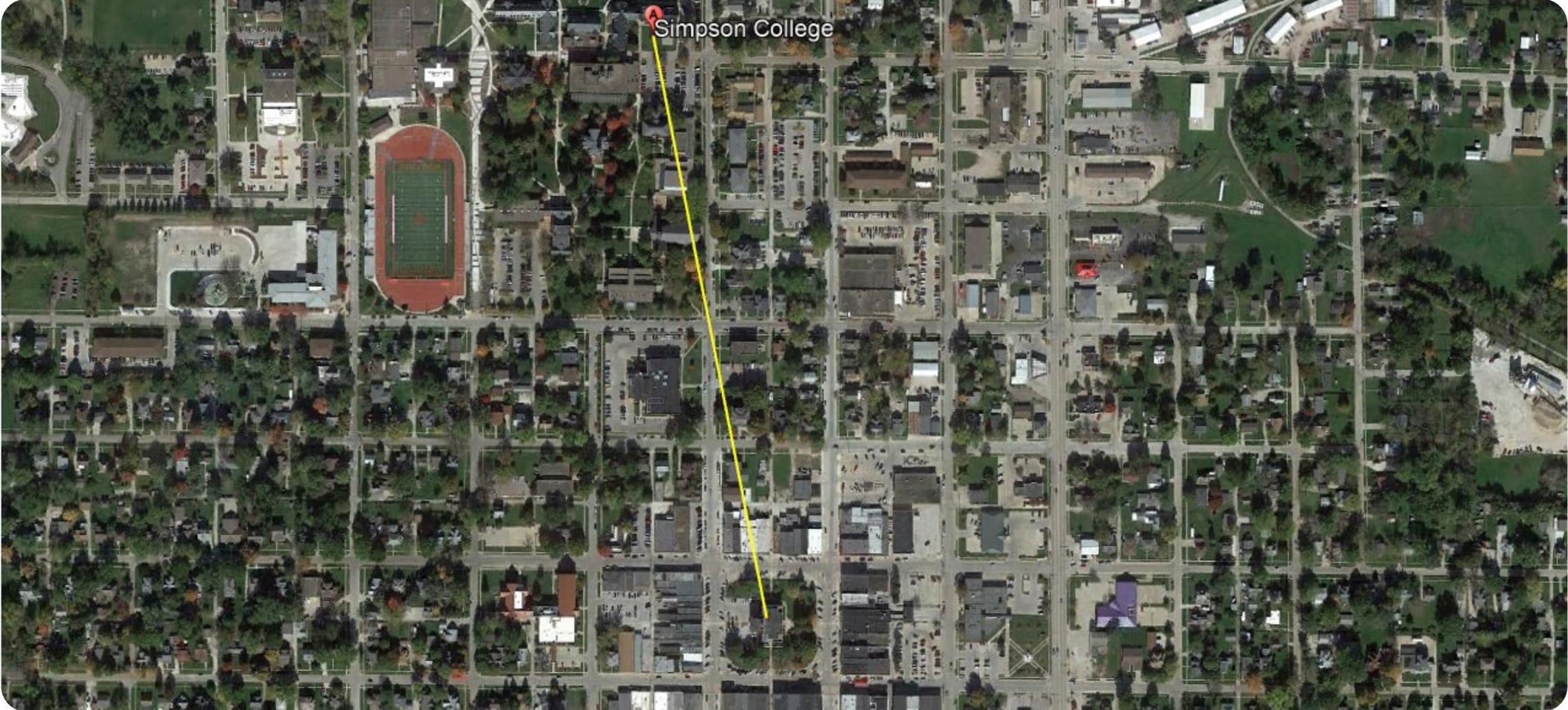
Background | Existing Conditions



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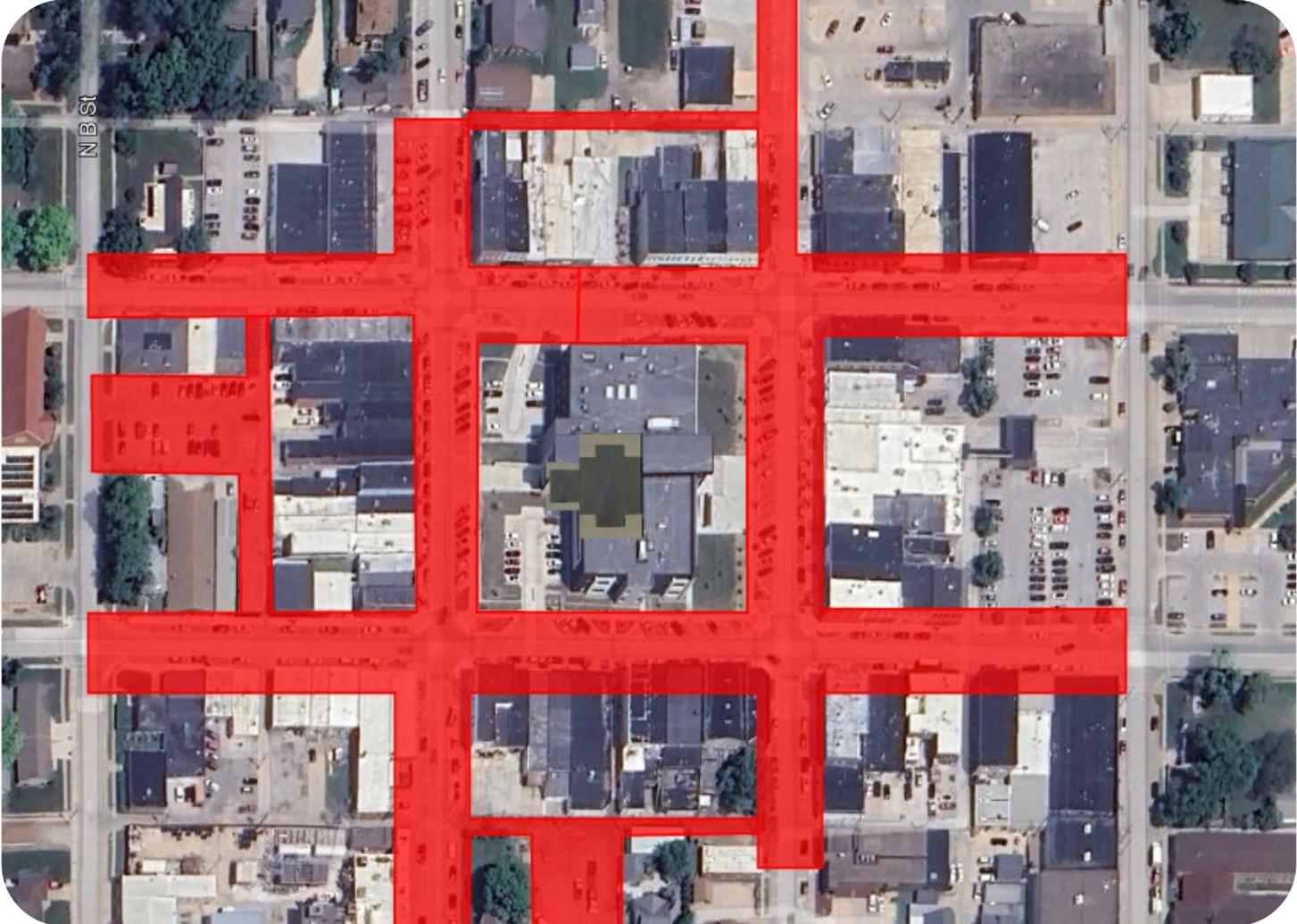
Design | Master Plan



Design | Master Plan



Introduction to the Project | Extents



Background | Construction Plan



Project Staging/Phasing | Plan

Completion Dates (as bid)

- Phase 1 ~ 2021
- Phase 2,3,4 & 5 ~ 2022
- Phase 6,7,8 & 9 ~ 2023

- Extension
 - Phase 6 ~ 2024
 - Parking lot



Project Staging/Phasing | Plan

Order of Operations (more or less)

- Traffic Control/Saw cutting
- Pavement breaking and removal
- Verify existing utilities



Project Staging/Phasing | Plan

Order of Operations (more or less continued)

- Pavement Removal



Project Staging/Phasing | Plan

Order or Operations (more or less, continued)

- Verify Existing Utilities



Project Staging/Phasing | Plan

Order or Operations (more or less)

- Sanitary Sewer and Storm Sewer



Project Staging/Phasing | Plan

Order or Operations (more or less)

- Watermain



Project Staging/Phasing | Plan

Order of Operations (more or less)

- Road Prep
- Rock chambers



Project Staging/Phasing | Plan

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Project Staging/Phasing | Plan

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Project Staging/Phasing | Plan

Order or Operations (more or less)

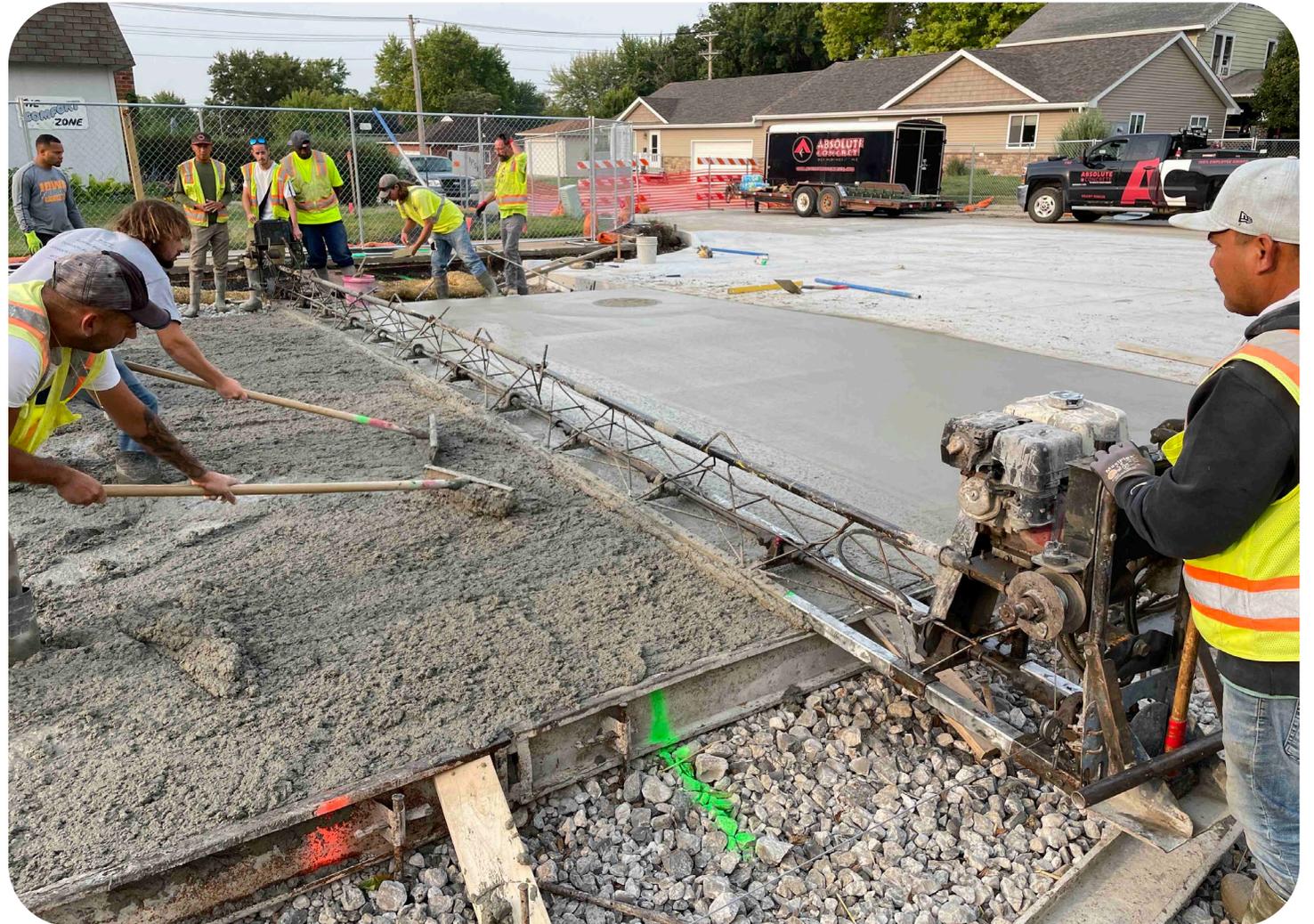
- Road Prep



Project Staging/Phasing | Plan

Order or Operations (more or less)

- Pavement



Project Staging/Phasing | Plan

Order of Operations (more or less)

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Project Staging/Phasing | Plan

Order or Operations (more or less)

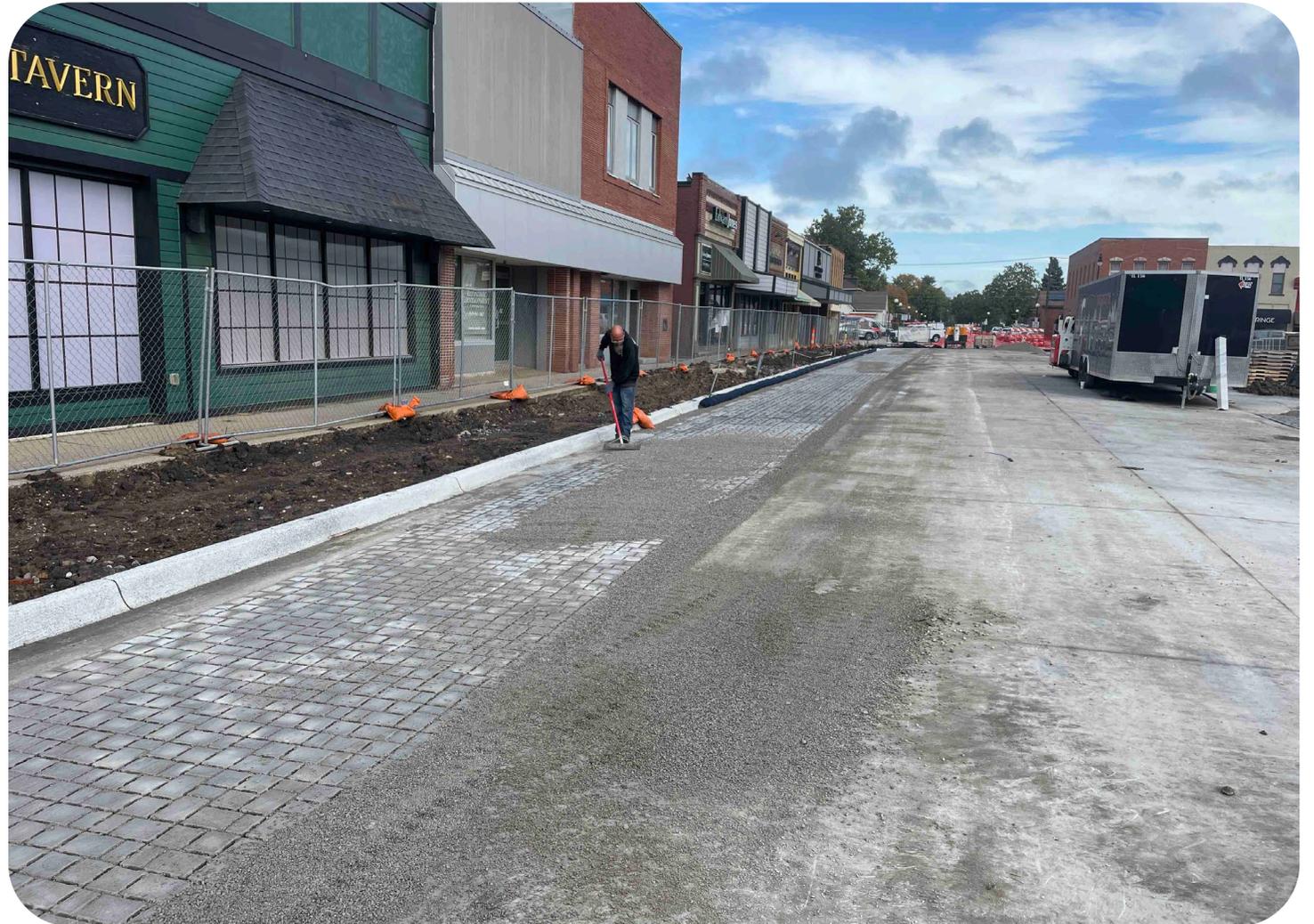
- Pavers



Project Staging/Phasing | Plan

Order of Operations (more or less)

- Pavers
- Sidewalk



Project Staging/Phasing | Plan

Order or Operations (more or less)

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Project Staging/Phasing | Plan

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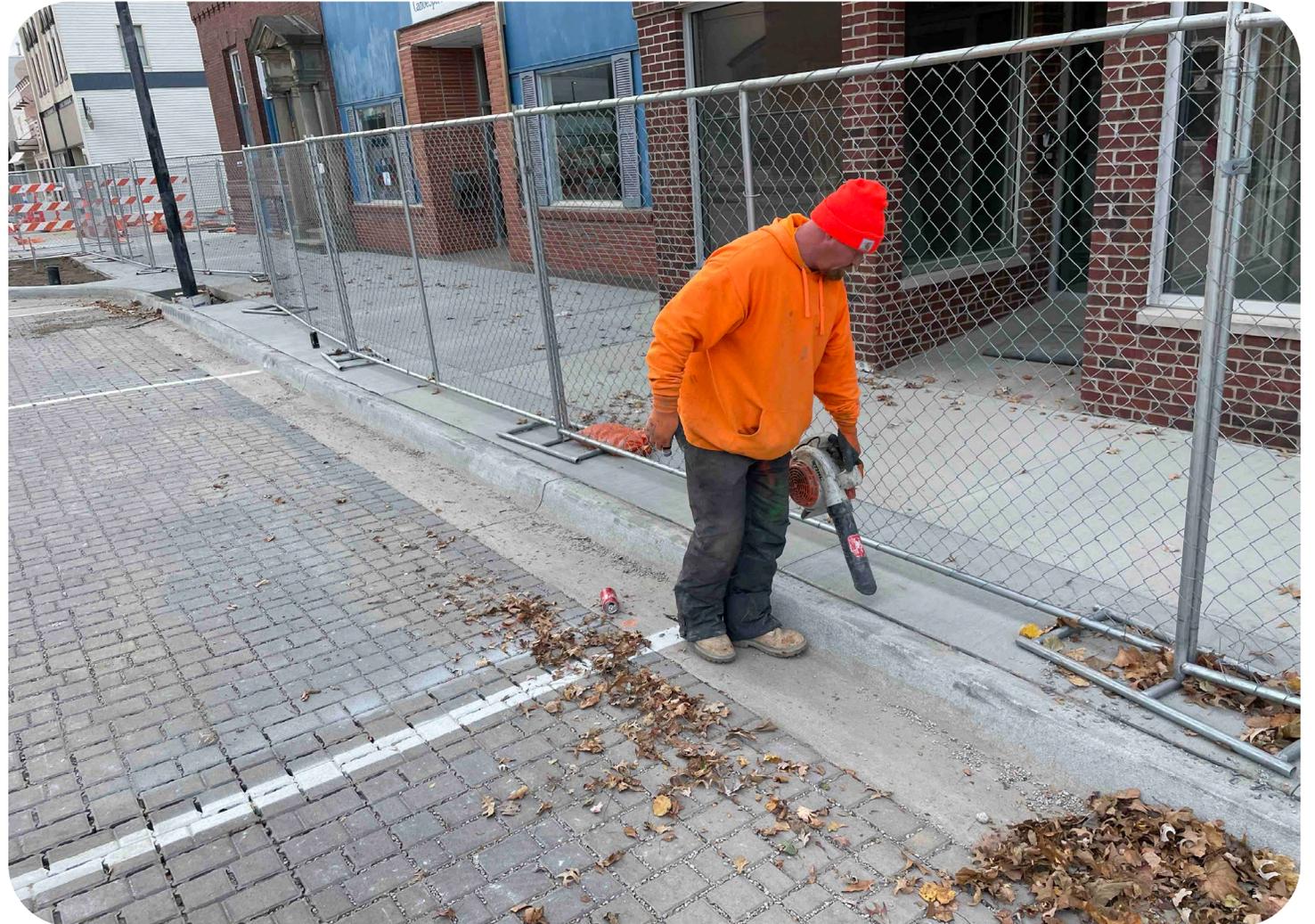
- Sidewalk
- Rain Gardens and landscaping



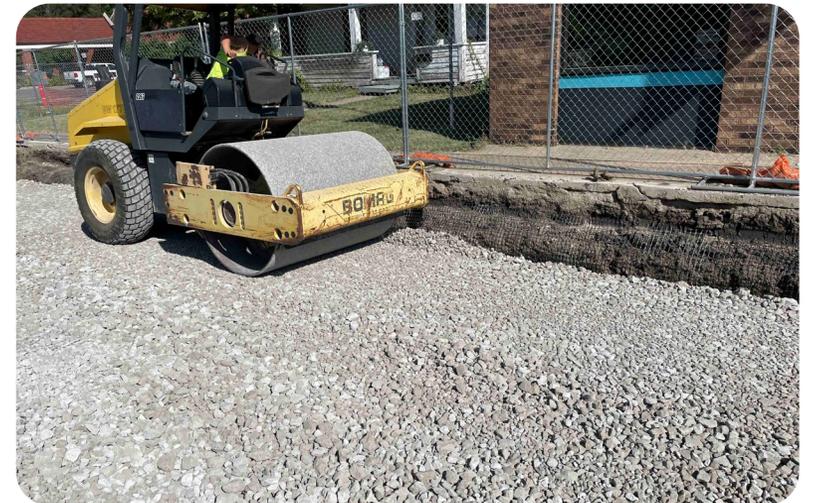
Project Staging/Phasing | Plan

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Construction Nuances | Green Infrastructure



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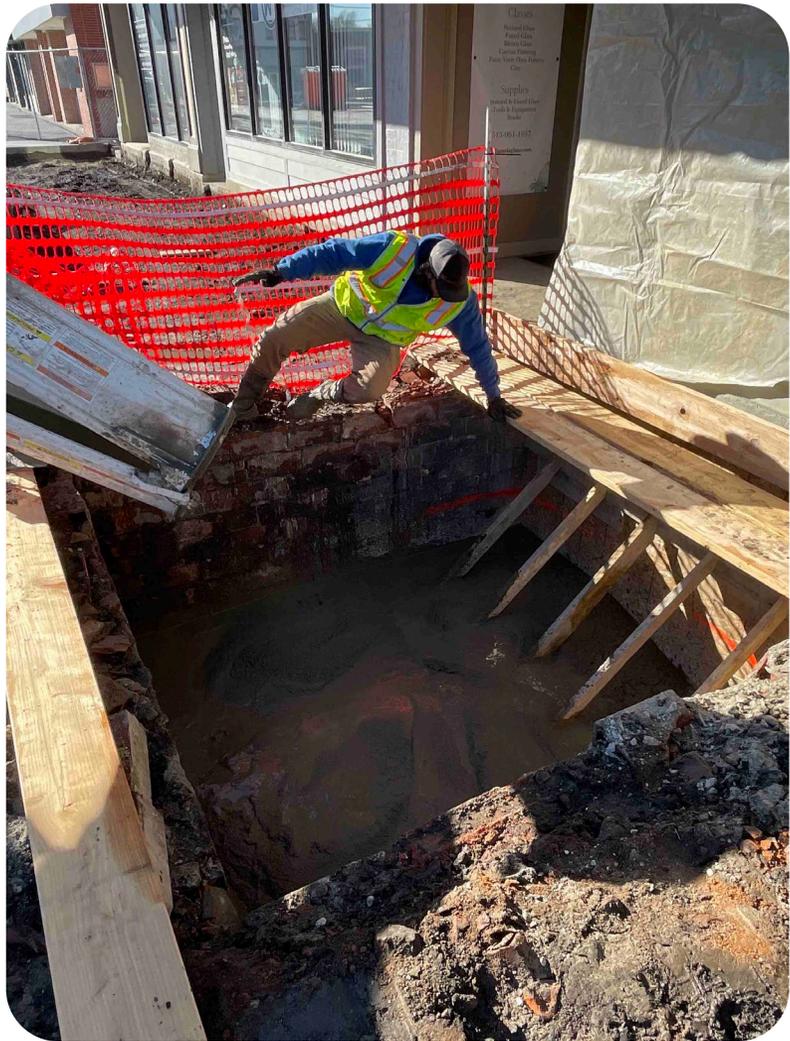
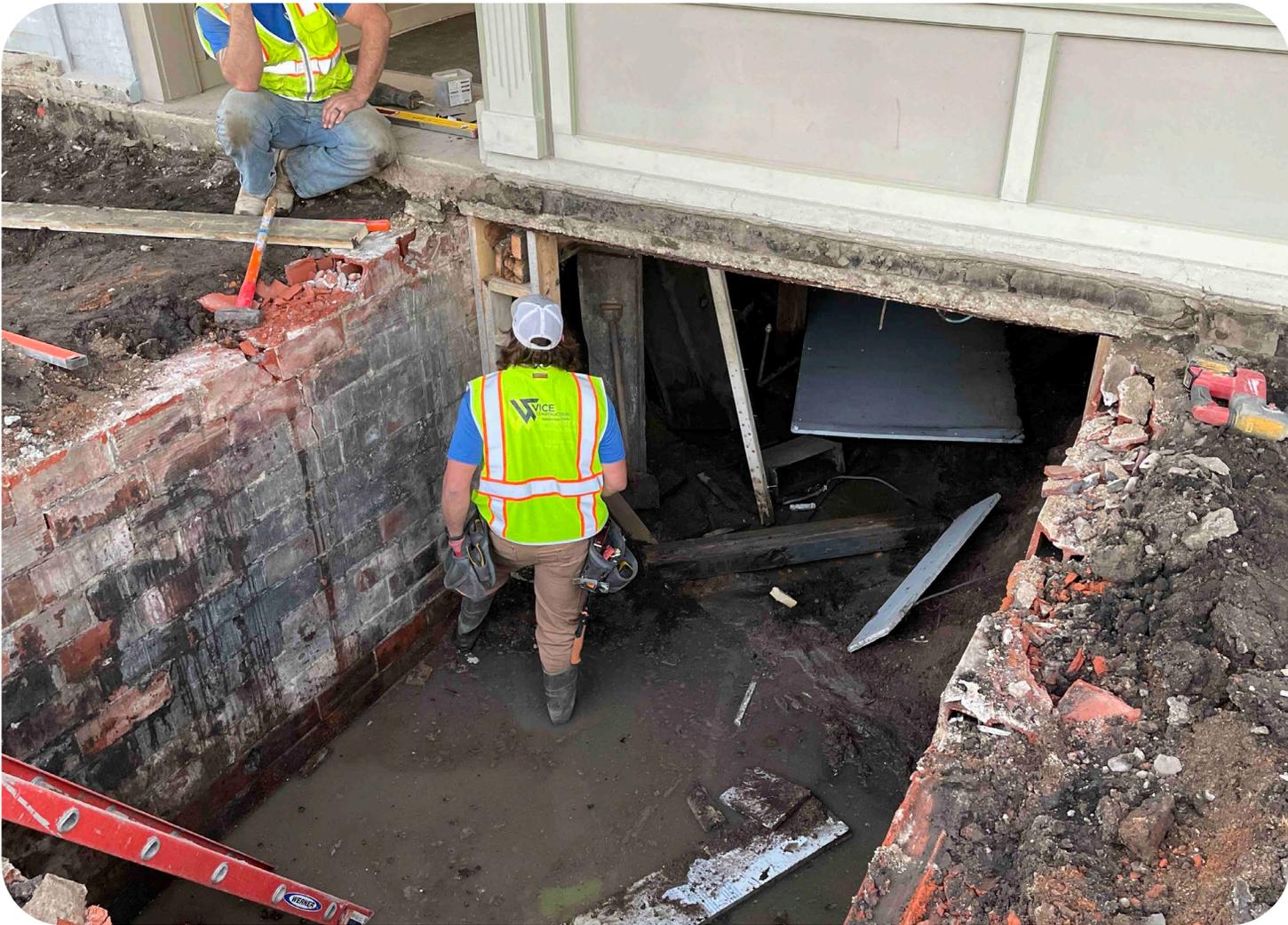
Construction Nuances | Green Infrastructure



Construction Nuances | Underground Vaults



Construction Nuances | Underground Vaults



Construction Nuances | Coal Chutes / Voids



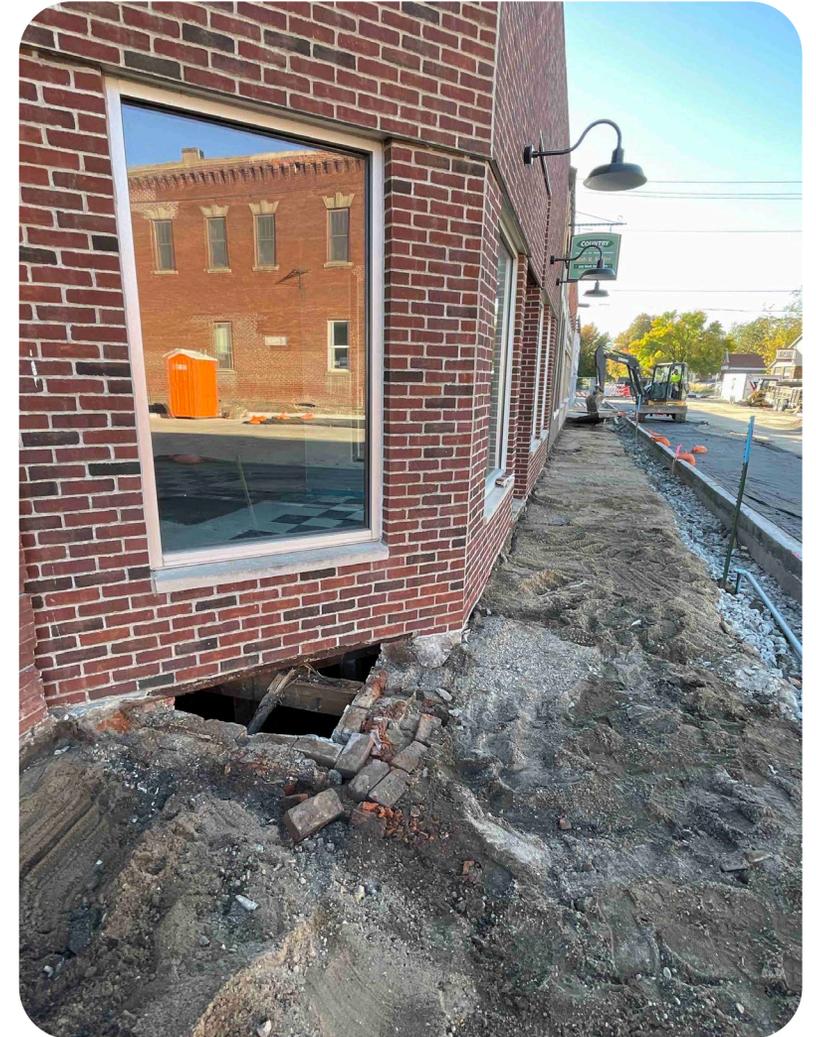
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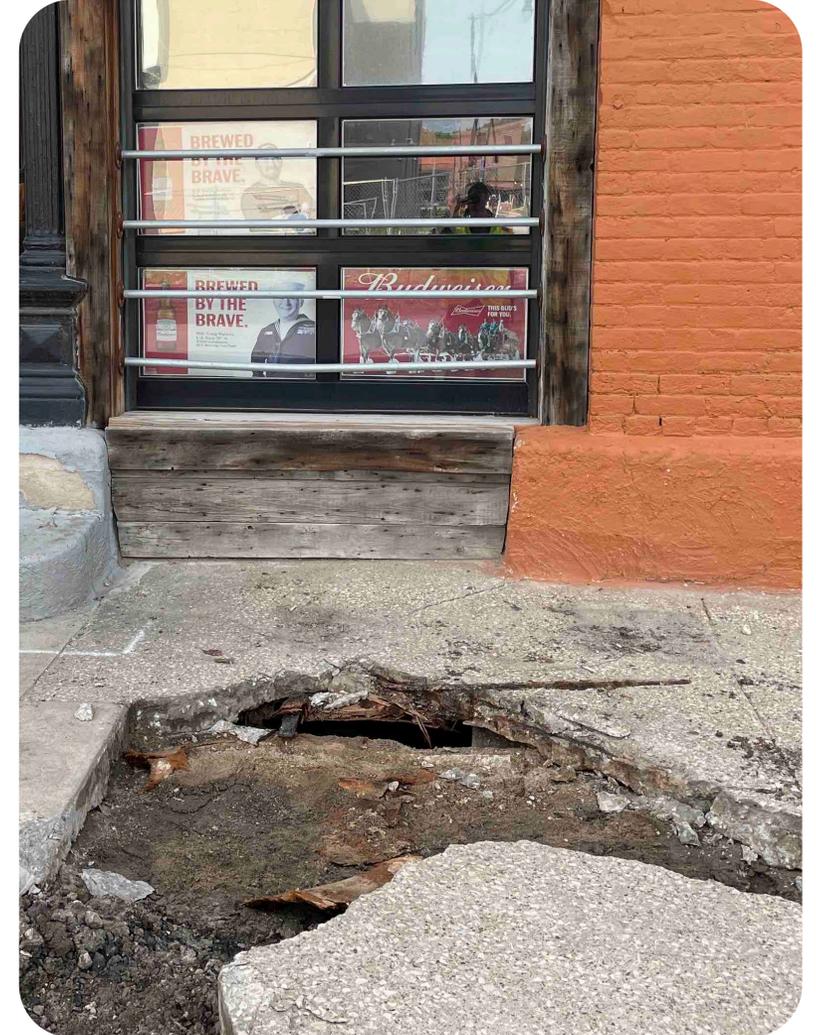
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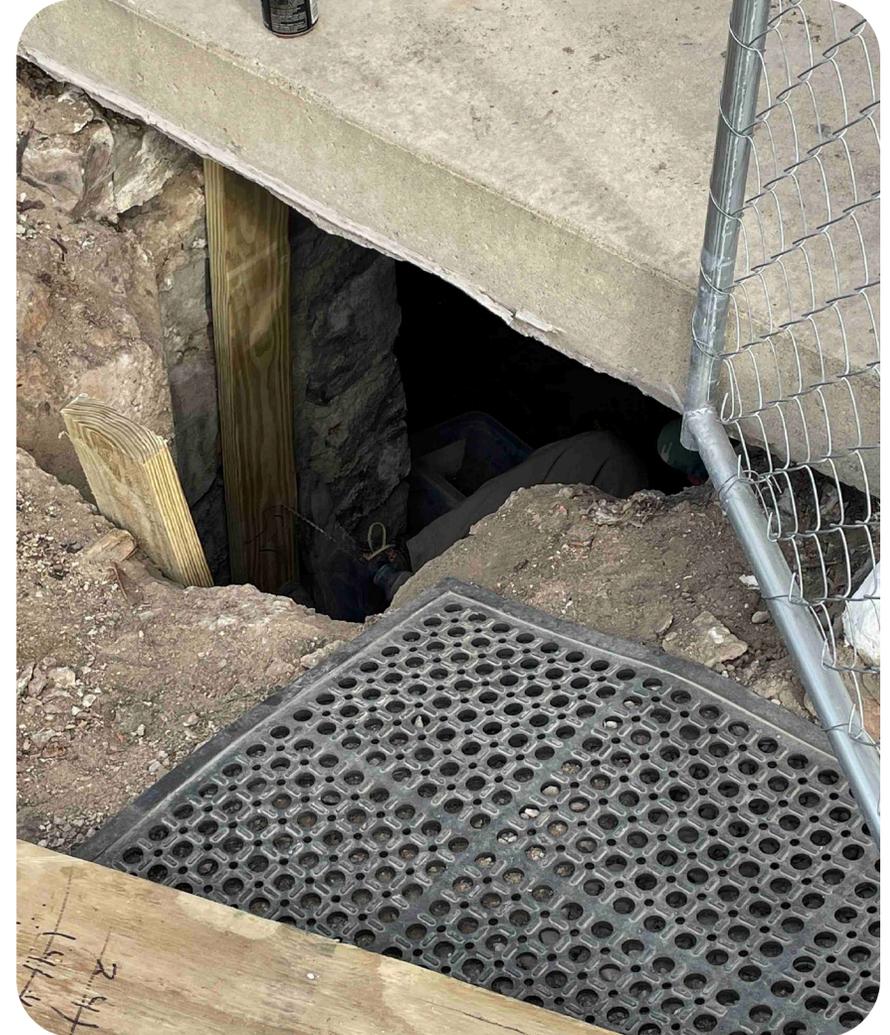
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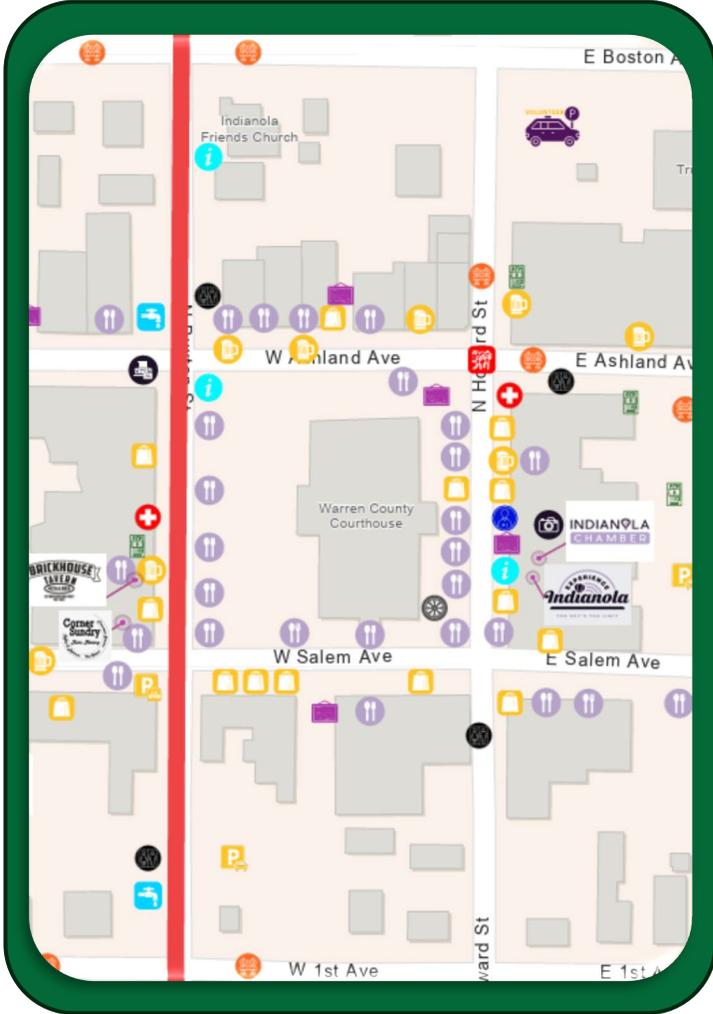
Construction Nuances | Coal Chutes / Voids



Construction Nuances | Cisterns



Construction Nuances | Events



Construction Nuances | Warren County Justice Center



Construction Nuances | Existing Utilities



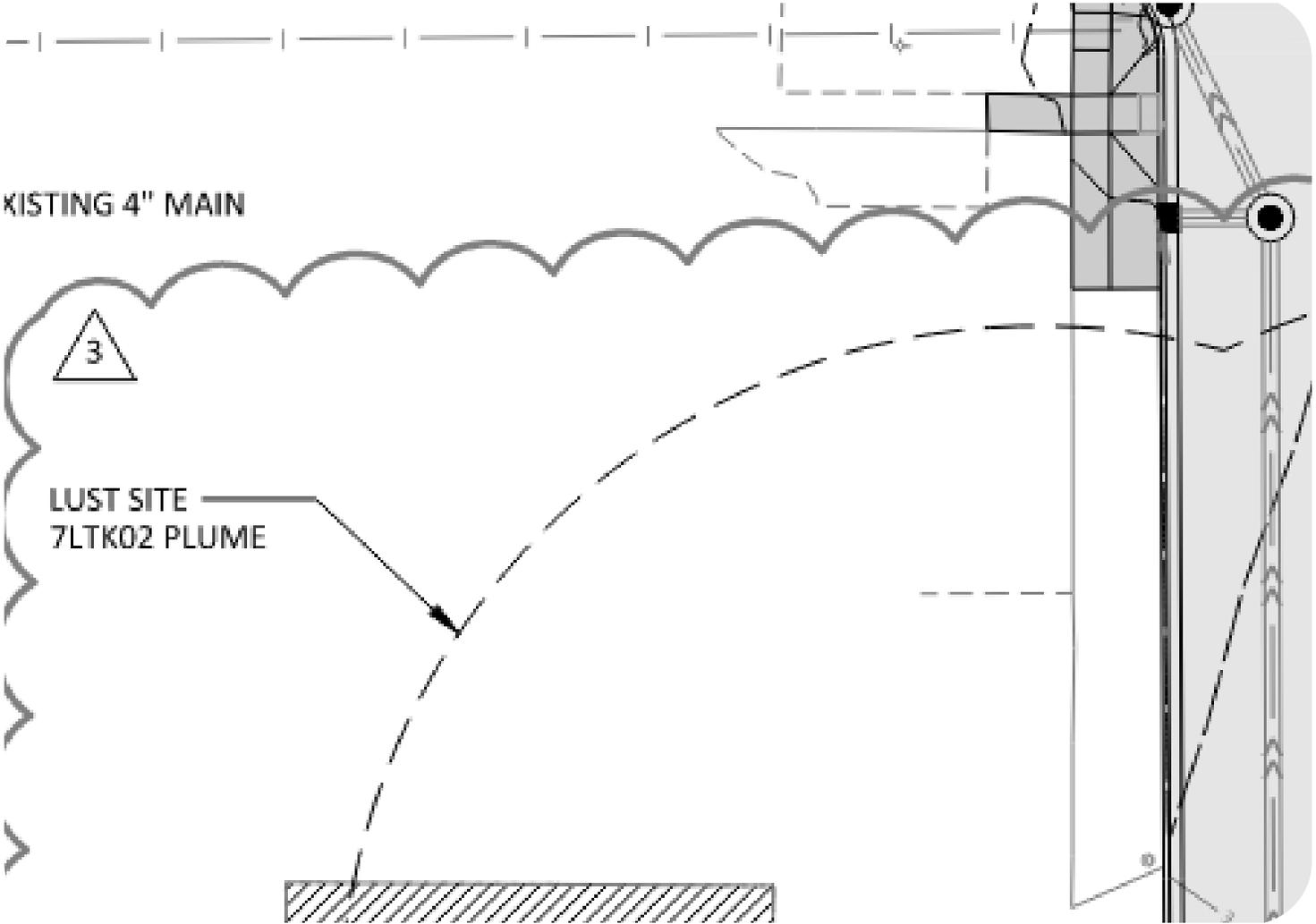
Construction Nuances | Existing Utilities



Construction Nuances | Existing Utilities



Construction Nuances | Contaminated Soils



Property Owner Coordination

Sidewalk Access

- Sidewalk limits
- Removal and Restoration
- Temporary Access

Water Service

- Residents/Apartments
- Businesses
- County Justice Center

Vaults/Coal Chutes

- Basement survey
- City filled
- Owner filled



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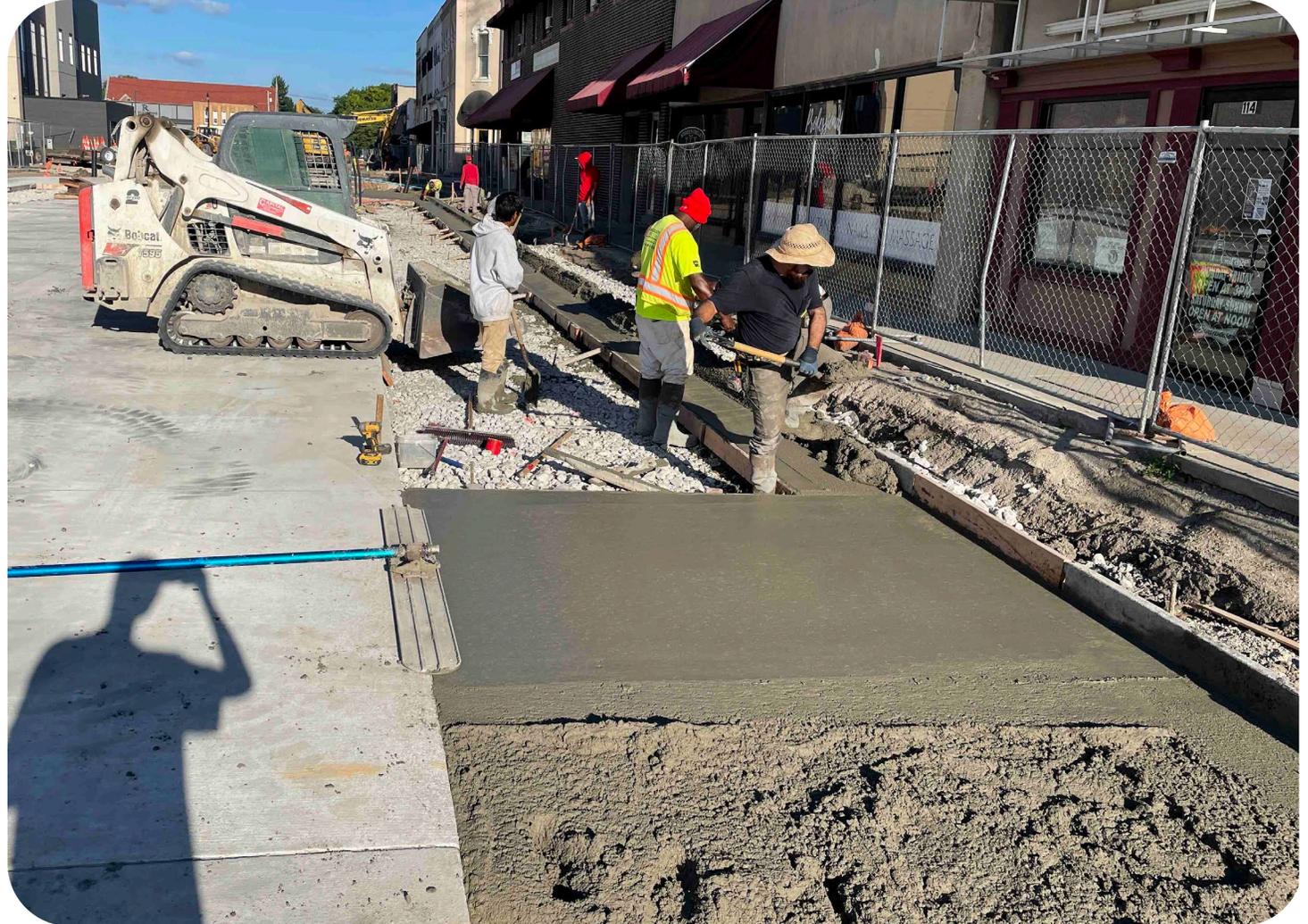
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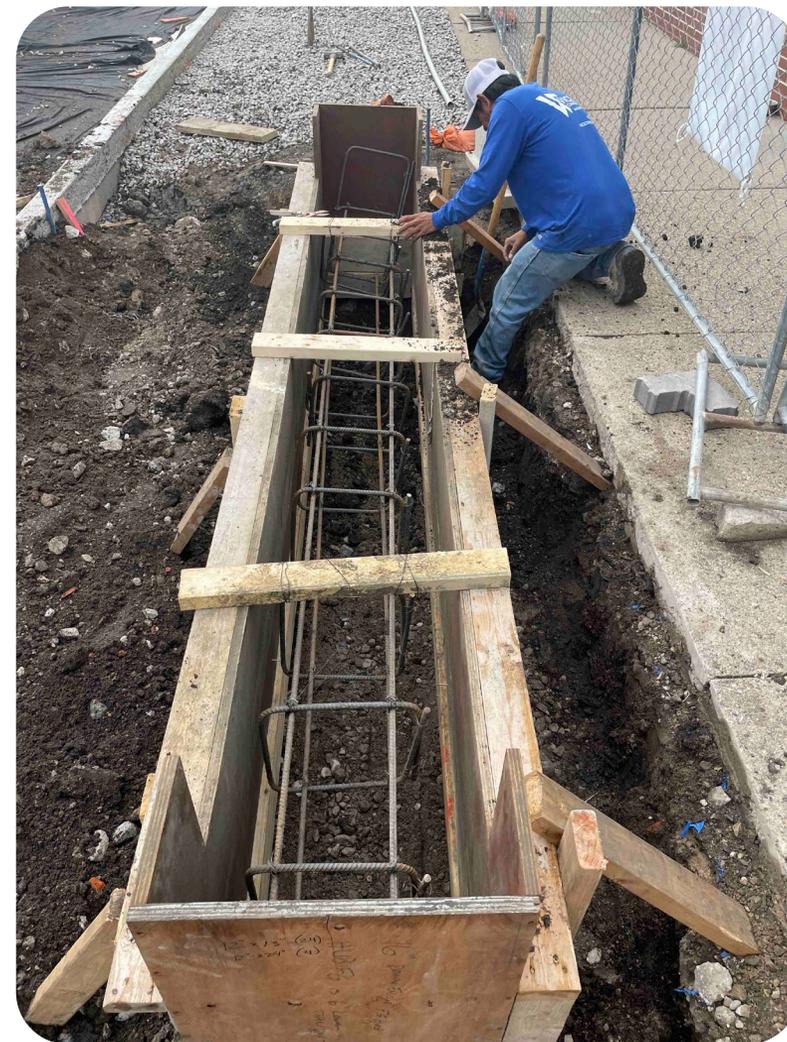
Property Owner Coordination



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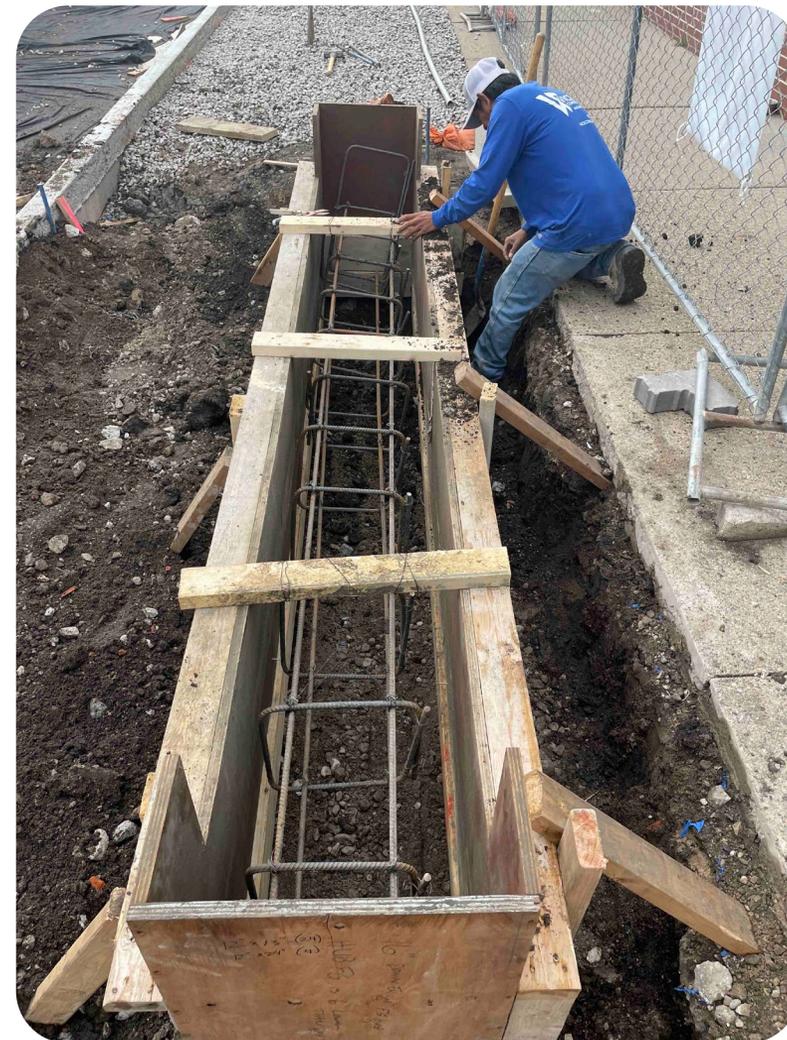
Other Interesting Items



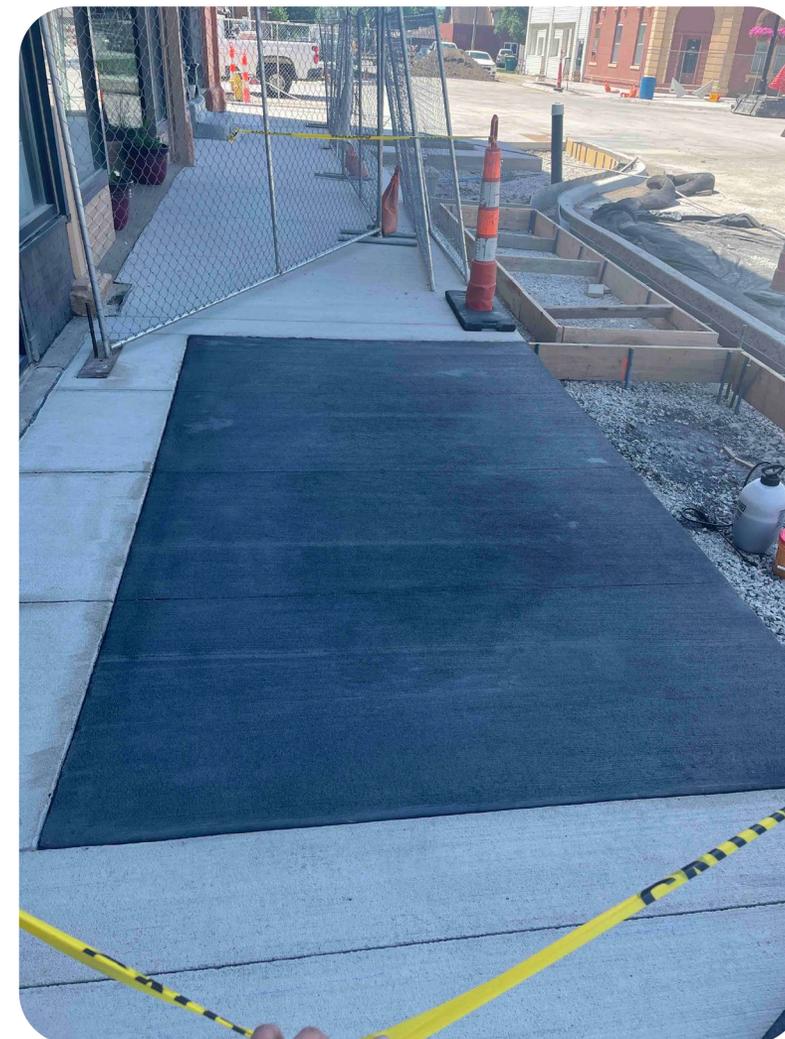
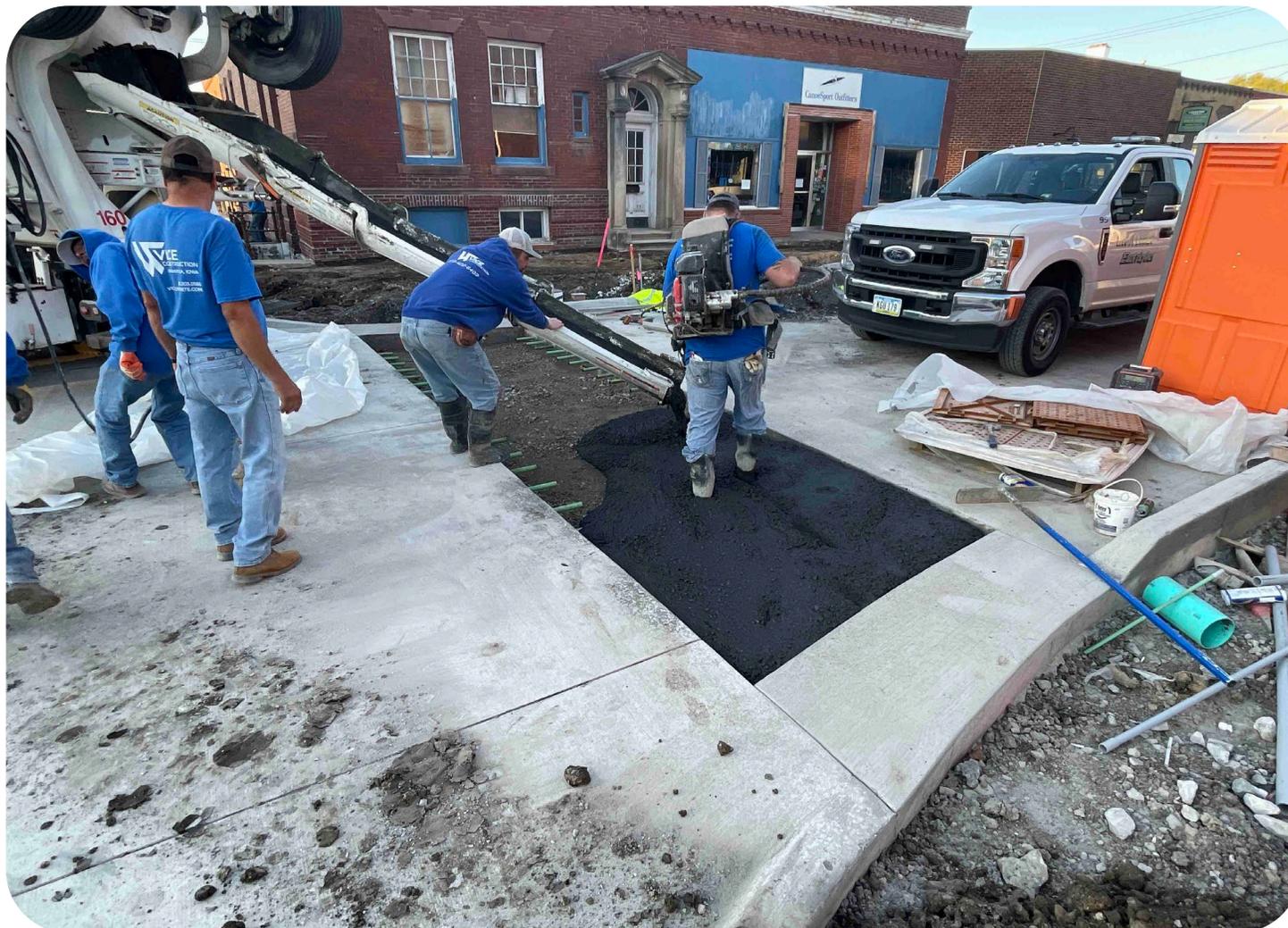
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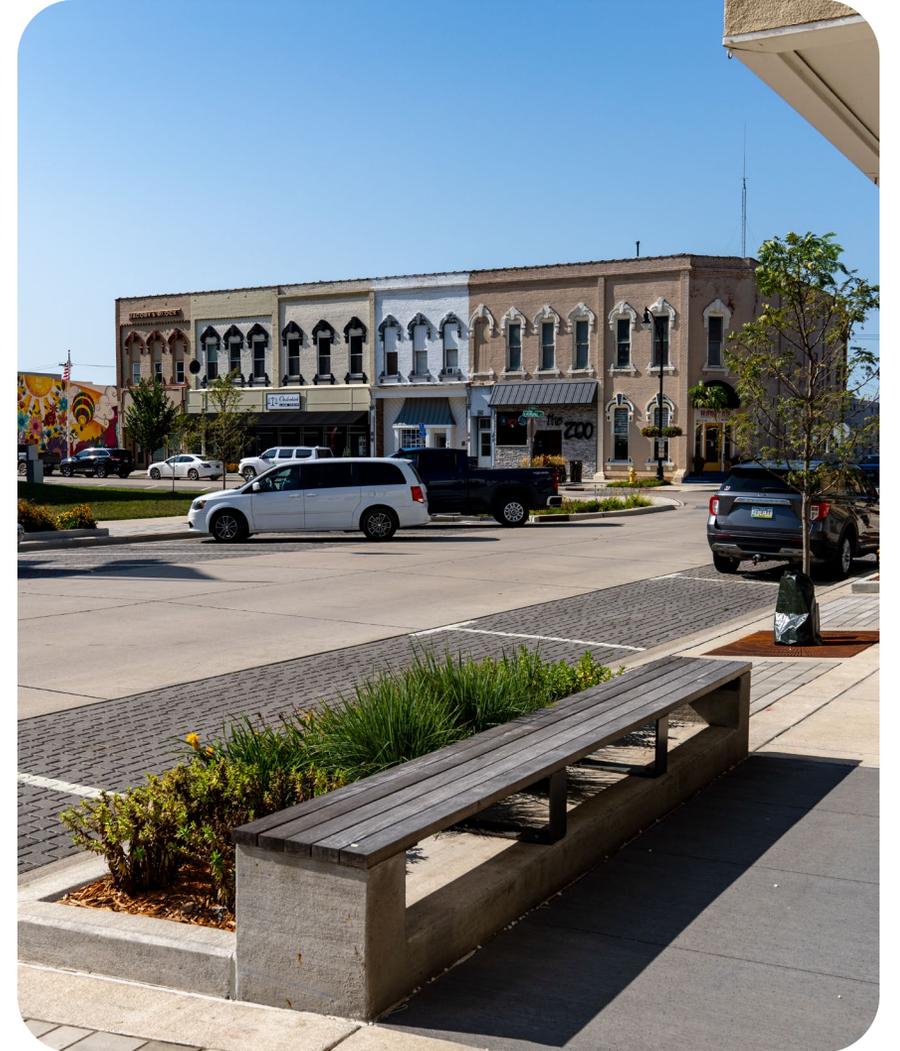
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Other Finished Photos



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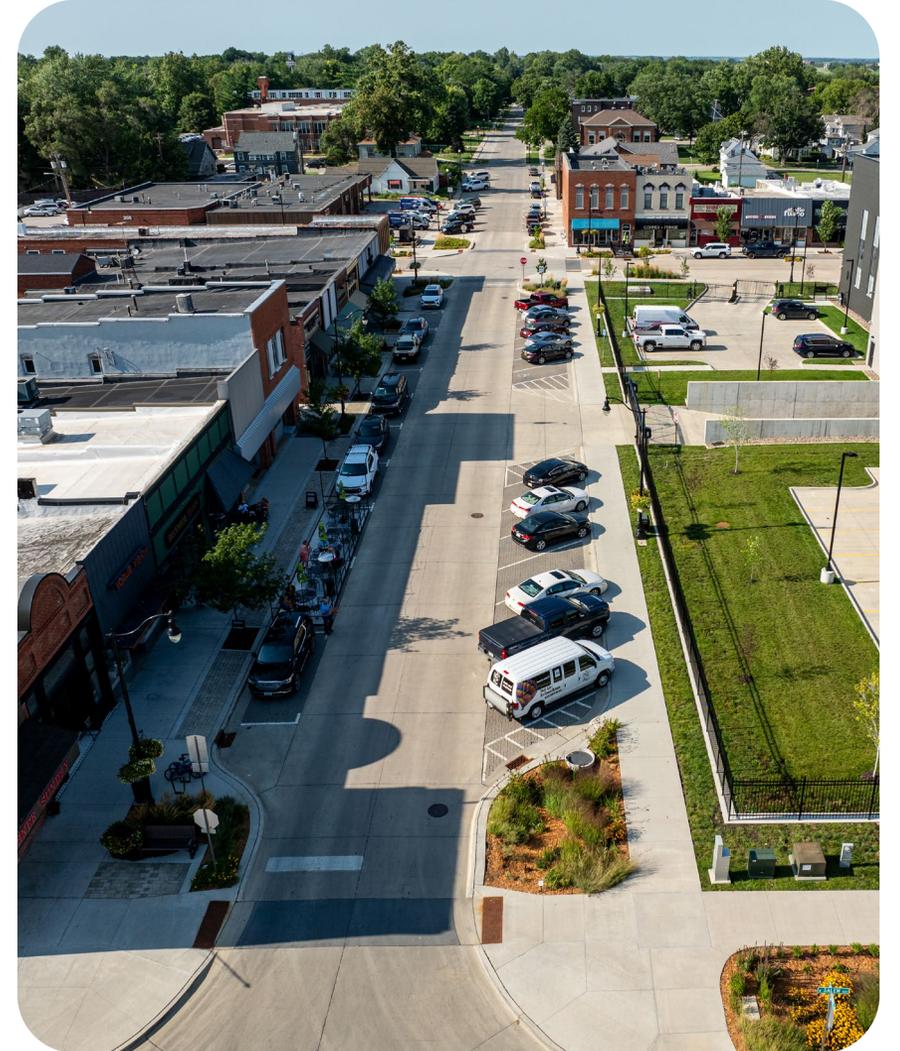
Other Finished Photos



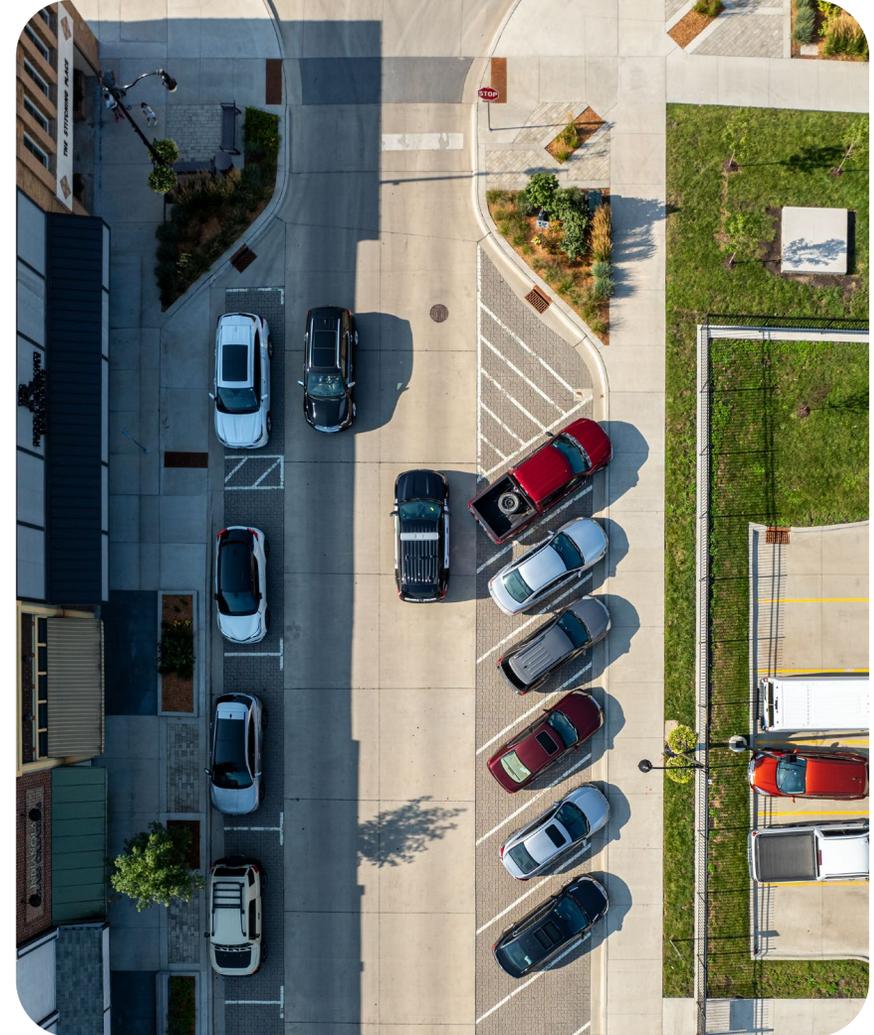
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Questions?

