



TO: Members, Board of Directors
THROUGH: Mr. Matthew Degner, Superintendent
THROUGH: Dr. Chace Ramey, Deputy Superintendent
FROM: Mr. Curt Pratt, Chief Operating Officer
DEPARTMENT: Facilities Management
DATE: 1/27/2026
SUBJECT: Summary of Appendix 9 Approval Requests and Project Updates

Appendix 9 Approval Requests

City HS Addition - Phase 3

Project Description: C-wing remodel, CTE, Aud HVAC
Total Project Budget: \$7,750,000.00
Sub Project: City HS Addition-Phase 3
Step(s): 9
Recommendation: Recommend approval of Substantial Completion
Recommended Approval Amount: \$0.00

HVAC Upgrades

Project Description: This project is part of Facility Master Plan 2.0 and includes replacement of HVAC systems to upgrade the remainder of the building to a geothermal HVAC system. Other work to support the installation of the new HVAC system is anticipated to include electrical service and distribution upgrades to support new geothermal HVAC equipment.
Total Project Budget: \$0.00
Sub Project: 2023 Weber ES HVAC Upgrades
Step(s): 8, 9
Recommendation: Recommend approval of Change Order #1 and Substantial Completion
Recommended Approval Amount: \$57,425.00

Roof Management Program

Project Description: For several years the District has used the professional services provided by Shive-Hattery for the PPEL Life Cycle Roofing Program. The district has realized great results and has completed many projects that were a result of deferred maintenance over the years.

Total Project Budget: \$1,500,000.00

Sub Project: 2025 Wood ES Roof Replacement (D, E, F, G, J, K, S)

Step(s): 9, 10

Recommendation: Recommend the District accept the project as complete

Recommended Approval Amount: \$22,867.95

Project Description: For several years the District has used the professional services provided by Shive-Hattery for the PPEL Life Cycle Roofing Program. The district has realized great results and has completed many projects that were a result of deferred maintenance over the years.

Total Project Budget: \$1,500,000.00

Sub Project: 2025 West HS Roof Replacement (B.1, B.2, B.3, C, E.3, EE, F, I, Y, Z)

Step(s): 9, 10

Recommendation: Recommend the District accept the project as complete

Recommended Approval Amount: \$42,715.35

West HS Auditorium Improvements

Project Description: This FMP 2.3 project includes raising the roof of the existing auditorium stage for a new fly loft and rigging. Refurbished seating, finishes, sound and lighting systems are also included.

Total Project Budget: \$5,500,000.00

Sub Project: West HS - Auditorium Improvements

Step(s): 4

Recommendation: Recommend approval of the Design Development documents.

Recommended Approval Amount: \$0.00

Contract: Design Contract

Firm: Shive-Hattery, Inc.

Amount \$495,000.00

Funding: SAVE

Note: The District received a proposal for design work at City HS by Shive Hattery Inc. of Iowa City, Iowa. This project includes the HVAC upgrades of the c-wing and auditorium, along with a renovation of the c-wing. Shive Hattery's fee proposal is \$495,000 (8.49%).

Appendix 9, Step 3

Approval Date: 10/25/2022

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 1/31/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 4/11/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 4/11/2023

Pending? No

Publication Date: 4/12/2023

Public Hearing Date: 4/25/2023

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 5/23/2023

Pending? No

Bid Date/Time: 5/11/2023 2:00 PM

Bid Location: Facilities Management

Contract Description: Construction Contract

Contractor: City Construction Group

Amount \$9,590,200.00

Funding Source: SAVE

Note: The District received three bids City High Phase 3. The bids ranged from \$9,337,200 to \$10,080,000 with City Construction of Iowa City, Iowa

being the low bidder. The District will also accept the bids on alternates 1 and 2 in the amount of \$253,000

Appendix 9, Step 9

Approval Date: 1/27/2026

Pending? Yes

Retainage Release: \$0.00

Note: #1 - All work including mechanical - 12/1/24
#2 - Johnson Controls scope 7/8/25

Contract

Description: Design Contract

Contract with: Shive-Hattery, Inc.

Funding source: SAVE

Initial contract amount: \$495,000.00

Current contract amount: \$565,000.00

Change Authorization Request

Approval Date: 4/11/2023

Pending? No

Number: 1

Date: 3/30/2023

Subject: Amendment #1

Description: This amendment is for added scope to the science rooms and auditorium.

Reason	Amount
District Request	\$70,000.00
TOTAL	\$70,000.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
6/14/2022	2112203130-1	\$9,900.00		5/20/2022
7/12/2022	2112203130-2	\$9,900.00		6/24/2022
8/23/2022	2112203130-3	\$9,900.00		7/29/2022
9/27/2022	2112203130-4	\$29,700.00		9/2/2022
10/25/2022	2112203130-5	\$34,650.00		10/7/2022
11/29/2022	2112203130-6	\$27,225.00		11/11/2022
1/10/2023	2112203130-7	\$51,975.00		12/16/2022
2/14/2023	2112203130-8	\$59,564.28		1/20/2023
2/28/2023	2112203130-9	\$39,780.00	53%	2/17/2023
4/11/2023	2112203130-10	\$102,273.38	73%	3/23/2023
5/9/2023	2112203130-11	\$93,917.63	80%	4/25/2023
7/18/2023	2112203130-12R	\$33,387.31	82%	6/30/2023
8/22/2023	2112203130-13R	\$9,900.00	84%	7/21/2023
9/26/2023	2112203130-14R	\$21,200.00	88%	9/8/2023
11/14/2023	2112203130-15	\$12,490.00	89%	10/13/2023
12/12/2023	2112203130-16R	\$13,400.00	92%	11/17/2023
1/23/2024	2112203130-17	\$6,350.00	93%	12/29/2023
2/13/2024	2112203130-18	\$6,350.00	94%	1/26/2024
3/13/2024	2112203130-19	\$5,794.90	95%	2/23/2024
4/9/2024	2112203130-20	\$5,660.50	96%	3/22/2024
5/28/2024	2112203130-21	\$2,680.00	97%	5/3/2024
6/25/2024	2112203130-22	\$4,660.00	98%	6/7/2024
8/13/2024	2112203130-23	\$3,960.00	98%	7/19/2024
10/8/2024	2112203130-24	\$5,654.70	99%	9/13/2024
11/12/2024	2112203130-25R	\$1,980.00	99%	10/18/2024
12/18/2024	2112203130-26	\$1,620.00	99%	12/6/2024
4/22/2025	2112203130-27	\$990.00	99%	4/4/2025
		\$604,862.70		

Contract

Description: Commissioning Contract

Contract with: System Works LLC

Funding source: SAVE

Initial contract amount: \$32,760.00

Current contract amount: \$32,760.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
6/13/2023	11228	\$2,600.00		4/30/2023
11/28/2023	11487	\$3,120.00		10/31/2023
3/26/2024	11666	\$6,890.00		2/29/2024
7/9/2024	11836	\$4,550.00		5/31/2024
3/11/2025	12217	\$2,430.00		2/28/2025
7/22/2025	12441	\$3,900.00		6/30/2025
		\$23,490.00		

Contract

Description: Construction Contract

Contract with: City Construction Group

Funding source: SAVE

Initial contract amount: \$9,590,200.00

Current contract amount: \$9,895,995.00

Change Authorization Request

Approval Date: 10/10/2023

Pending? No

Number: 1

Date: 9/8/2023

Subject: Change Order #1

Description: This Change Order is for extra mechanical work added and a deduct for mechanical modifications.

Reason	Amount
District Request	\$2,131.00
Code Requests	\$2,770.00
District Request	(\$6,313.00)
District Request	\$2,987.00
TOTAL	\$1,575.00

Change Authorization Request

Approval Date: 12/12/2023

Pending? No

Number: 2

Date: 11/20/2023

Subject: Change Order #2

Description: This Change Order is for saw cutting through feeder conduits caused by improper intallation in 1993, and having to move the gas pipe because of building footings.

Reason	Amount
Unforeseen Conditions	\$2,473.00
Unforeseen Conditions	\$4,345.00
Unforeseen Conditions	\$5,736.00
Unforeseen Conditions	\$14,069.00
Unforeseen Conditions	\$1,234.00
Unforeseen Conditions	\$2,157.00
Unforeseen Conditions	\$1,228.00
TOTAL	\$31,242.00

Change Authorization Request

Approval Date: 2/13/2024

Pending? No

Number: 3

Date: 2/5/2024

Subject: Change Order #3

Description: This Change Order is for relocating the gas piping and extra concrete work. There are deducts for fire alarms that were not needed and eliminating the DS on an interior door.

Reason	Amount
Unforeseen Conditions	\$1,584.00
District Request	(\$657.00)
Code Requests	(\$451.00)
Contractor Request	\$0.00
Unforeseen Conditions	\$5,965.00
TOTAL	\$6,441.00

Change Authorization Request

Approval Date: 9/10/2024

Pending? No

Number: 4

Date: 5/13/2024

Subject: Change Order #4

Description: This Change Order is for fire suppression caulking and fill ins, and a credit for changing the case work.

Reason	Amount
District Request	(\$591.00)
Code Requests	\$10,525.00

TOTAL	\$9,934.00
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Change Authorization Request

Approval Date: 9/10/2024

Pending? No

Number: 5

Date: 8/21/2024

Subject: Change Order #5

Description: This Change Order includes the following code issues: moving sprinkler heads, floor leveling, and temp smoke detection. It is also for changes to the auditorium floor and a credit for damage to the CTE table saw.

Reason	Amount
Code Requests	\$10,198.00
Unforeseen Conditions	\$7,560.00
Code Requests	\$4,474.00
District Request	(\$7,387.00)
Code Requests	\$2,265.00
District Request	\$15,321.00
Code Requests	\$11,157.00
TOTAL	\$43,588.00

Change Authorization Request

Approval Date: 1/28/2025

Pending? No

Number: 6

Date: 1/17/2025

Subject: Change Order #6

Description: This Change Order is for code issues, sprinkler changes, and adds for extra work on the fire alarm system. It also includes extras for control changes and a change with VHP-1.

Reason	Amount
Unforeseen Conditions	\$2,437.00
Unforeseen Conditions	\$2,110.00
Code Requests	\$26,750.00
Contractor Request	(\$285.00)
Contractor Request	\$7,686.00
Code Requests	\$870.00
Code Requests	\$1,213.00
Contractor Request	\$11,808.00
Code Requests	\$13,422.00
Unforeseen Conditions	\$11,242.00
Code Requests	\$4,225.00
TOTAL	\$81,478.00

Change Authorization Request

Approval Date: 5/27/2025

Pending? No

Number: 7

Date: 4/22/2025

Subject: Change Order #7

Description: This Change Order includes additional costs due to unforeseen conditions related to extending the feeders on the HVAC system. There was also a District request for wall & tile repairs on door frame removal, as well as changes to the Culinary Lab to meet code requirements.

Reason	Amount
District Request	\$8,504.00
Code Requests	\$6,002.00
Errors & Omissions	\$2,097.00
Unforeseen Conditions	\$7,803.00
Unforeseen Conditions	\$64,978.00
Unforeseen Conditions	\$9,903.00
TOTAL	\$99,287.00

Change Authorization Request

Approval Date: 12/9/2025

Pending? No

Number: 8

Date: 11/14/2025

Subject: Change Order #8

Description: This Change Order includes revisions to piping, valve controls, and outlets, as well as a credit for demo work.

Reason	Amount
District Request	(\$2,647.00)
Unforeseen Conditions	\$16,731.00
District Request	\$10,100.00
Unforeseen Conditions	\$8,066.00
TOTAL	\$32,250.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
9/26/2023	1	\$1,414,300.27	15%	8/31/2023
11/14/2023	2	\$602,286.85	21%	10/31/2023
12/22/2023	3	\$492,039.97	26%	11/30/2023
2/27/2024	5	\$526,000.25	37%	1/31/2024
2/27/2024	4	\$490,992.05	31%	12/31/2023
4/9/2024	6	\$371,253.07	40%	3/7/2024
5/14/2024	7	\$401,668.99	45%	4/30/2024
6/11/2024	8	\$545,237.11	50%	5/31/2024
8/13/2024	9	\$1,584,041.80	67%	7/24/2024
8/27/2024	10	\$1,114,933.96	78%	8/12/2024
11/12/2024	11-R2	\$482,803.55	83%	9/10/2024
12/19/2024	12	\$532,378.67	88%	11/19/2024
4/22/2025	13-R1	\$279,764.79	91%	2/11/2025
8/12/2025	14	\$406,693.57	94%	6/30/2025
		\$9,244,394.90		

Contract

Description: Certified TAB Services

Contract with: System Works LLC

Funding source: SAVE

Initial contract amount: \$37,875.00

Current contract amount: \$37,875.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
11/12/2024	12026	\$28,375.00	75%	9/30/2024
11/26/2024	2	\$9,500.00	100%	10/31/2024
		\$37,875.00		

Contract

Description: Geothermal Tunnel Piping Contract

Contract with: AAA Mechanical Contractors

Funding source: SAVE

Initial contract amount: \$142,000.00

Current contract amount: \$142,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
City High School Phase 3 Remodel
1900 Morningside Drive Iowa City, Iowa
52245

CONTRACT INFORMATION:
Contract For: General Construction
Date: 2112203130

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: November 14, 2025

OWNER: *(name and address)*
Iowa City Community School District
1137 South Riverside Drive
Iowa City, IA 52246

ARCHITECT: *(name and address)*
Shive-Hattery, Inc.
2839 Northgate Drive
Iowa City, IA 52245

CONTRACTOR: *(name and address)*
City Construction
2346 Mormon Trek Blvd., Suite 2500
Iowa City, IA 52246

The Work identified below has been reviewed and found, to the Architect’s best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate. *(Identify the Work, or portion thereof, that is substantially complete.)*

All work including mechanical equipment.

ARCHITECT *(Signature)*

BY: Garrett Bowmaster
(Printed name, title, and license number if required)

December 01, 2024
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: *(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows: *(Identify the list of Work to be completed or corrected.)*
None.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Zero(0) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$0.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows: *(Note: Owner’s and Contractor’s legal and insurance counsel should review insurance requirements and coverage.)*

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CONTRACTOR *(Signature)*

Matthew Toth - Project Manager
(Printed name and title)

01/09/2026
Date

OWNER *(Signature)*

(Printed name and title)

Date



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
City High School Phase 3 Remodel
1900 Morningside Drive Iowa City, Iowa
52245

CONTRACT INFORMATION:
Contract For: General Construction
Date: 2112203130

CERTIFICATE INFORMATION:
Certificate Number:002
Date: November 14, 2025

OWNER: *(name and address)*
Iowa City Community School District
1137 South Riverside Drive
Iowa City, IA 52240

ARCHITECT: *(name and address)*
Shive-Hattery, Inc.
2839 Northgate Drive
Iowa City, IA 52245

CONTRACTOR: *(name and address)*
City Construction
2346 Mormon Trek Blvd., Suite 2500
Iowa City, IA 52246

The Work identified below has been reviewed and found, to the Architect’s best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate. *(Identify the Work, or portion thereof, that is substantially complete.)*

Johnson Controls scope of the project.

ARCHITECT *(Signature)*

BY: Garrett Bowmaster
(Printed name, title, and license number if required)

July 08, 2025
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below: *(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)*

WORK TO BE COMPLETED OR CORRECTED

A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows: *(Identify the list of Work to be completed or corrected.)*

None.

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within Zero(0) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$0.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows: *(Note: Owner’s and Contractor’s legal and insurance counsel should review insurance requirements and coverage.)*

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

CONTRACTOR *(Signature)*

Matthew Toth - Project Manager
(Printed name and title)

01/09/2026
Date

OWNER *(Signature)*

(Printed name and title)

Date

Amount \$187,000.00

Funding: SAVE

Note:

Appendix 9, Step 3

Approval Date: 8/8/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 8/8/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 8/8/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 8/8/2023

Pending? No

Publication Date: 8/9/2023

Public Hearing Date: 8/22/2023

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 9/26/2023

Pending? No

Bid Date/Time: 9/6/2023 2:00 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: City Construction Group

Amount \$3,535,200.00

Funding Source: SAVE

Note: The District received four bids on 9/6/2023 for the Weber Elementary HVAC Replacement project. The bids ranged in the amount of \$3,535,200 to \$3,925,000 with City Construction of Iowa City, Iowa being the low bidder.

Appendix 9, Step 9

Approval Date: 1/27/2026

Pending? Yes

Retainage Release: \$0.00

Note:

Contract

Description: Design Contract

Contract with: Design Engineers

Funding source: SAVE

Initial contract amount: \$187,000.00

Current contract amount: \$187,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
3/28/2023	22165-1	\$14,025.00		2/28/2023
4/25/2023	22165-2	\$14,025.00		3/31/2023
5/23/2023	22165-3	\$23,375.00		4/30/2023
6/27/2023	22165-4	\$23,375.00	40%	5/31/2023
8/8/2023	22165-5	\$32,725.00	58%	6/30/2023
8/22/2023	22165-6	\$26,180.00	72%	7/31/2023
10/24/2023	22165-7	\$11,233.86	75%	10/1/2023
12/22/2023	22165-8	\$2,337.50	76%	11/30/2023
1/23/2024	22165-9	\$2,337.50		12/31/2023
1/31/2024	22165-10	\$2,337.50		2/27/2024
6/25/2024	22165-11	\$2,337.50		5/31/2024
7/23/2024	22165-12	\$2,337.50		6/30/2024
8/13/2024	22165-13	\$2,337.50		7/31/2024
9/24/2024	22165-14	\$2,337.50		8/31/2024
10/22/2024	22165-15	\$2,337.50		9/30/2024
11/26/2024	22165-16	\$2,337.50		10/31/2024
12/18/2024	22165-17	\$2,337.50		11/30/2024
1/28/2025	22165-18	\$2,337.50	89%	12/31/2024
2/25/2025	22165-19	\$2,337.50	90%	1/31/2025
3/25/2025	22165-20	\$4,675.00	93%	2/28/2025
4/22/2025	22165-21	\$2,337.50		3/31/2025
5/27/2025	22165-22	\$2,337.50		4/30/2025
6/25/2025	22165-23	\$2,337.50		6/1/2025
7/22/2025	22165-24	\$2,337.50		6/30/2025
9/23/2025	22165-25	\$2,337.50		8/31/2025
		\$189,351.36		

Contract

Description: Construction Contract

Contract with: City Construction Group

Funding source: SAVE

Initial contract amount: \$3,535,200.00

Current contract amount: \$3,592,625.00

Change Authorization Request

Approval Date: 1/27/2026

Pending? Yes

Number: 1

Date: 1/6/2026

Subject: Change Order #1

Description: This Change Order includes revisions to exhaust fan locations, ductwork routing, roof modifications, water heater replacement, and demo work. There is also a credit for equipment disconnects & partial TAB services.

Reason	Amount
Contractor Request	\$33,694.00
District Request	\$1,279.00
District Request	(\$2,823.00)
District Request	\$7,427.00
District Request	\$5,042.00
District Request	\$1,987.00
District Request	(\$23,426.00)
Unforeseen Conditions	\$3,499.00
Unforeseen Conditions	\$1,511.00
Unforeseen Conditions	\$15,328.00
Unforeseen Conditions	\$1,481.00
District Request	\$8,852.00
District Request	\$3,574.00
TOTAL	\$57,425.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
6/11/2024	1	\$250,796.20	7%	5/14/2024
7/9/2024	2	\$144,803.75	11%	6/11/2024
7/23/2024	3	\$575,475.80	27%	6/30/2024
8/27/2024	4	\$222,867.76	34%	8/12/2024
9/24/2024	5	\$504,947.24	48%	9/11/2024
11/12/2024	6	\$422,041.85	60%	10/16/2024
12/10/2024	7	\$85,578.47	62%	11/7/2024
12/18/2024	8	\$106,019.52	65%	12/9/2024
2/25/2025	9	\$95,177.70	67%	2/11/2025
4/8/2025	10	\$110,627.74	70%	3/13/2025
6/26/2025	11	\$232,634.24	76%	5/13/2025
7/22/2025	12	\$197,780.93	82%	7/3/2025
9/9/2025	13	\$235,436.93	88%	8/5/2025
9/23/2025	14	\$217,742.87	93%	9/10/2025
1/27/2026	15	\$11,062.75	95%	12/31/2025
		\$3,412,993.75		

Contract

Description: Testing and Balancing

Contract with: System Works LLC

Funding source: SAVE

Initial contract amount: \$39,875.00

Current contract amount: \$39,875.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
1/13/2026	12714	\$38,875.00	100%	12/31/2025
		\$38,875.00		

Contract

Description: Commissioning

Contract with: System Works LLC

Funding source: SAVE

Initial contract amount: \$58,050.00

Current contract amount: \$58,050.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmplt	Period To
3/26/2024	11669	\$1,755.00		2/29/2024
3/11/2025	12224	\$4,320.00		1/31/2025
7/22/2025	12446	\$1,350.00		6/30/2025
		\$7,425.00		



AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> ICCSA Weber HVAC Replacement	CONTRACT INFORMATION: Contract For: General Construction Date: 2/10/2023	CHANGE ORDER INFORMATION: Change Order Number: 001 Date: 1/16/2026
OWNER: <i>(Name and address)</i> Iowa City Community School District 1137 Riverside Iowa City, IA 52246	ARCHITECT: <i>(Name and address)</i> Design Engineers, P.C. 8801 Prairie View Ln SW Ste 200 Cedar Rapids, IA 52404	CONTRACTOR: <i>(Name and address)</i> City Construction 2346 Morman Trek Blvd, Suite 205 Iowa City, IA 52246

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Change Order #1 - Equipment Feeder Revisions	+ \$1,481.00
Change Order #2 - Exhaust Fan Locations	+ \$8,852.00
Change Order #3 - Equipment Disconnects	- \$2,823.00
Change Order #4 - Testing and Balancing for HVAC	+ \$33,694.00
Change Order #5 - New Roof Curb	+ \$1,279.00
Change Order #6 - Kindergarten Restroom Exhaust	+ \$7,427.00
Change Order #7 - Ceiling Demo Lobby	+ \$5,042.00
Change Order #8 - FCU-119 Ductwork Routing	+ \$15,328.00
Change Order #9R1 - Ductwork Modifications	+ \$1,511.00
Change Order #10 - Replace Water Heater & Demo	+ \$1,987.00
Change Order #11 - Duct and Roof Modification	+ \$3,499.00
Change Order #12 - Pitch Pockets	+ \$3,574.00
Change Order #13 - HVAC TAB Deduct	- \$23,426.00

The original Contract Sum was	\$	<u>3,535,200.00</u>
The net change by previously authorized Change Orders	\$	<u>0.00</u>
The Contract Sum prior to this Change Order was	\$	<u>3,535,200.00</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>57,425.00</u>
The new Contract Sum including this Change Order will be	\$	<u>3,592,625.00</u>

The Contract Time will be increased by Zero (0) days.
The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Design Engineers, P.C. ARCHITECT <i>(Firm name)</i>	City Construction CONTRACTOR <i>(Firm name)</i>	Iowa City Community School District OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Stephanie Riggan, Senior Mechanical Engineer PRINTED NAME AND TITLE	Dustin Nordell, Vice President PRINTED NAME AND TITLE	Ruthina Malone, Board President PRINTED NAME AND TITLE
1/16/2026 DATE	1/16/2026 DATE	 DATE



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> ICCSO Weber HVAC Replacement	CONTRACT INFORMATION: Contract For: General Construction Date: October 2nd, 2023	CERTIFICATE INFORMATION: Certificate Number: 001 Date: December 16, 2025
OWNER: <i>(name and address)</i> Iowa City Community School District 1137 Riverside Iowa City, IA 52246	ARCHITECT: <i>(name and address)</i> Design Engineers, P.C. 8801 Prairie View Ln SW Ste 200 Cedar Rapids, IA 52404	CONTRACTOR: <i>(name and address)</i> City Construction 2346 Morman Trek Blvd, Suite 205 Iowa City, IA 52246

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate.
(Identify the Work, or portion thereof, that is substantially complete.)

DocuSigned by:

 Design Engineers, P.C. Stephanie Riggan, Senior Mechanical Engineer 8/20/2025
 ARCHITECT (Firm Name) SIGNATURE PRINTED NAME AND TITLE DATE OF SUBSTANTIAL COMPLETION

WARRANTIES
 The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

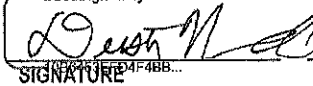
WORK TO BE COMPLETED OR CORRECTED
 A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
 See attached punch list dated 9.11.2025

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within One Hundred and Fifty (150) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$20,000.00

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

DocuSigned by:

 City Construction Dustin Nordell, Vice President 1/7/2026
 CONTRACTOR (Firm Name) SIGNATURE PRINTED NAME AND TITLE DATE
 Iowa City Community School District Ruthina Malone, Board President
 OWNER (Firm Name) SIGNATURE PRINTED NAME AND TITLE DATE



TO: Members, Board of Directors

THROUGH: Mr. Matthew Degner, Superintendent

THROUGH: Dr. Chace Ramey, Deputy Superintendent

FROM: Mr. Curt Pratt, Chief Operating Officer

DEPARTMENT: Facilities Management

DATE: 1/27/2026

SUBJECT: Appendix 9 Approval Request

PROJECT: Roof Management Program

PROJECT DESCRIPTION: For several years the District has used the professional services provided by Shive-Hattery for the PPEL Life Cycle Roofing Program. The district has realized great results and has completed many projects that were a result of deferred maintenance over the years.

BUDGET: \$1,500,000.00

PROJECT STATUS: On time and on budget

SUB PROJECT: 2025 Wood ES Roof Replacement (D, E, F, G, J, K, S)

DESCRIPTION: This project consists of removal and replacement of existing insulated modified bitumen and EPDM roofing over steel decks. A new R-30 minimum insulated 60 mil PVC system is to be installed including required membrane and metal flashings and a 20-year NDL manufacturer's warranty. The approximate size of this six-roof section project is 23,900 sf .

PLANNED START: 6/11/2025 **PLANNED COMPLETE:** 9/5/2025

NOTE: Substantial Completion & Final Acceptance

ATTACHMENTS: Certificate of Substantial Completion

RECOMMENDATION: Recommend the District accept the project as complete

Appendix 9, Step 1

Approval Date: 10/8/2024

Pending? No

Note:

Appendix 9, Step 2

Approval Date: 10/8/2024

Pending? No

Contract: Design Contract

Firm: Shive-Hattery, Inc.

Amount \$32,000.00

Funding: PPEL

Note:

Appendix 9, Step 3

Approval Date: 1/14/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 1/14/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 1/14/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 1/14/2025

Pending? No

Publication Date: 1/15/2025

Public Hearing Date: 1/28/2025

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 2/11/2025

Pending? No

Bid Date/Time: 1/30/2025 2:30 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: Black Hawk Roof Company, Inc.

Amount \$457,359.00

Funding Source: PPEL

Note: Award of Contract - On 1/30/25 the District received six bids for the Grant Wood ES 2025 Roof Replacement Project. The bids range from \$457,359 to \$743,441 with Black Hawk Roof Co. of Waterloo, Iowa having the low bid.

Appendix 9, Step 9

Approval Date: 1/27/2026

Pending? Yes

Retainage Release: \$0.00

Note:

Appendix 9, Step 10

Approval Date: 1/27/2026

Pending? Yes

Retainage Release: \$22,867.95

Note:

Contract

Description: Design Contract

Contract with: Shive-Hattery, Inc.

Funding source: PPEL

Initial contract amount: \$32,000.00

Current contract amount: \$32,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmplt	Period To
12/18/2024	2240016360 - 1	\$5,660.77		11/29/2024
2/11/2025	2240016360 - 2	\$11,015.60		1/24/2025
4/8/2025	2240016360 - 3	\$2,621.60		3/14/2025
6/10/2025	2240016360 - 4	\$2,208.12		5/16/2025
8/12/2025	2240016360 - 5	\$2,951.00		7/11/2025
9/9/2025	2240016360 - 6	\$2,058.10		8/22/2025
10/14/2025	2240016360 - 7	\$1,159.80		9/26/2025
10/28/2025	2240016360 - 8	\$1,447.00		10/10/2025
11/25/2025	2240016360 - 9	\$1,095.50	100%	10/31/2025
		\$30,217.49		

Contract

Description: Construction Contract

Contract with: Black Hawk Roof Company, Inc.

Funding source: PPEL

Initial contract amount: \$457,359.00

Current contract amount: \$457,359.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
7/8/2025	1	\$253,854.25	55%	6/30/2025
8/12/2025	2	\$169,236.80	93%	7/31/2025
10/14/2025	3	\$10,830.00	95%	9/30/2025
1/27/2026	5	\$22,867.95	100%	12/31/2025
1/27/2026	4	\$570.00	95%	11/30/2025
		\$457,359.00		

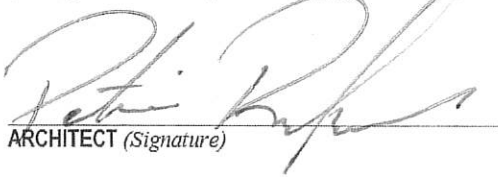


AIA Document G704® – 2017

Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> ICCSD - Grant Wood Roof Replacement 1930 Lakeside Drive Iowa City, IA 52240	CONTRACT INFORMATION: Contract For: General Construction Date: 02-12-2025	CERTIFICATE INFORMATION: Certificate Number: 001 Date: 10-20-2025
OWNER: <i>(name and address)</i> Iowa City Community School District 1725 North Dodge Street Iowa City, IA 52246	ARCHITECT: <i>(name and address)</i> Shive-Hattery, Inc. - CR Office 222 Third Avenue SE, Suite 300 Cedar Rapids, IA 52401	CONTRACTOR: <i>(name and address)</i> Black Hawk Roof Company 2843 Geraldine Road Waterloo, IA 50703

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate. *(Identify the Work, or portion thereof, that is substantially complete.)*


ARCHITECT *(Signature)*

BY: Patrick Rutherford, Roofing Consultant
(Printed name, title, and license number if required)

10-10-2025
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

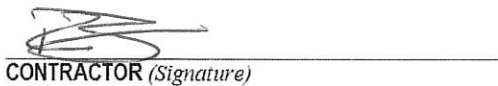
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:


CONTRACTOR *(Signature)*

BY: Ryan Barenz, Office Manager
(Printed name and title)

12/11/25
Date

OWNER *(Signature)*

BY: Ruthina Malone, Board President
(Printed name and title)

Date



TO: Members, Board of Directors

THROUGH: Mr. Matthew Degner, Superintendent

THROUGH: Dr. Chace Ramey, Deputy Superintendent

FROM: Mr. Curt Pratt, Chief Operating Officer

DEPARTMENT: Facilities Management

DATE: 1/27/2026

SUBJECT: Appendix 9 Approval Request

PROJECT: Roof Management Program

PROJECT DESCRIPTION: For several years the District has used the professional services provided by Shive-Hattery for the PPEL Life Cycle Roofing Program. The district has realized great results and has completed many projects that were a result of deferred maintenance over the years.

BUDGET: \$1,500,000.00

PROJECT STATUS: On time and on budget

SUB PROJECT: 2025 West HS Roof Replacement (B.1, B.2, B.3, C, E.3, EE, F, I, Y, Z)

DESCRIPTION: This project consists of removal and replacement of nine insulated single-ply roof sections and installation of new R-30 minimum insulated membrane sections with two types of membrane. Three sections will be PVC (approximately 3700 sf) and six will be EPDM membrane (approximately 33,400 sf). The total project is 37,100 sf.

PLANNED START: 6/11/2025 **PLANNED COMPLETE:** 9/5/2025

NOTE: Substantial Completion & Final Acceptance

ATTACHMENTS: Certificate of Substantial Completion

RECOMMENDATION: Recommend the District accept the project as complete

Appendix 9, Step 1

Approval Date: 10/8/2024

Pending? No

Note:

Appendix 9, Step 2

Approval Date: 10/8/2024

Pending? No

Contract: Design Contract

Firm: Shive-Hattery, Inc.

Amount \$39,500.00

Funding: PPEL

Note:

Appendix 9, Step 3

Approval Date: 1/14/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 1/14/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 1/14/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 1/14/2025

Pending? No

Publication Date: 1/15/2025

Public Hearing Date: 1/28/2025

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 2/11/2025

Pending? No

Bid Date/Time: 1/30/2025 1:30 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: Black Hawk Roof Company, Inc.

Amount \$854,307.00

Funding Source: PPEL

Note: Award of Contract - On 1/30/25 the District received five bids for the 2025 West HS Roofing Project. The bids ranged from \$854,307 to \$1,173,750, with Black Hawk Roof Co. of Waterloo, Iowa having the low bid.

Appendix 9, Step 9

Approval Date: 1/27/2026

Pending? Yes

Retainage Release: \$0.00

Note:

Appendix 9, Step 10

Approval Date: 1/27/2026

Pending? Yes

Retainage Release: \$42,715.35

Note:

Contract

Description: Design Contract

Contract with: Shive-Hattery, Inc.

Funding source: PPEL

Initial contract amount: \$39,500.00

Current contract amount: \$39,500.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
1/14/2025	2240016370 - 1	\$13,026.76		12/27/2024
2/11/2025	2240016370 - 2	\$6,116.27		1/24/2025
6/10/2025	2240016370 - 4	\$2,724.80		5/16/2025
6/10/2025	2240016370 - 3	\$2,724.80		5/16/2025
8/12/2025	2240016370 - 5	\$2,484.30		7/11/2025
9/9/2025	2240016370 - 6	\$3,990.10		8/15/2025
10/14/2025	2240016370 - 7	\$1,492.00		9/26/2025
11/25/2025	2240016370 - 8	\$2,420.30		11/7/2025
		\$34,979.33		

Contract

Description: Construction Contract

Contract with: Black Hawk Roof Company, Inc.

Funding source: PPEL

Initial contract amount: \$854,307.00

Current contract amount: \$854,307.00



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Certificate of Substantial Completion

PROJECT: *(name and address)*
 ICCSD - West High School Roof
 Replacement

CONTRACT INFORMATION:
 Contract For: General Construction
 Date: 02-12-2025

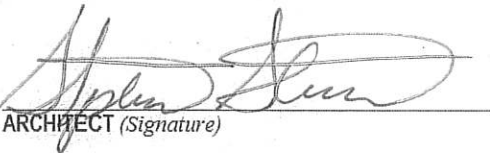
CERTIFICATE INFORMATION:
 Certificate Number: 001
 Date: 12-22-2025

OWNER: *(name and address)*
 Iowa City Community School District
 1725 North Dodge Street
 Iowa City, IA 52246

ARCHITECT: *(name and address)*
 Shive-Hattery, Inc. - CR Office
 222 Third Avenue SE, Suite 300
 Cedar Rapids, IA 52401

CONTRACTOR: *(name and address)*
 Black Hawk Roof Company
 2843 Geraldine Road
 Waterloo, IA 50703

The Work identified below has been reviewed and found, to the Architect's best knowledge, information, and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion designated below is the date established by this Certificate. *(Identify the Work, or portion thereof, that is substantially complete.)*



 ARCHITECT *(Signature)*

BY: Stephen Stewart
(Printed name, title, and license number if required)

12-10-2025
Date Of Substantial Completion

WARRANTIES

The date of Substantial Completion of the Project or portion designated above is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)

WORK TO BE COMPLETED OR CORRECTED

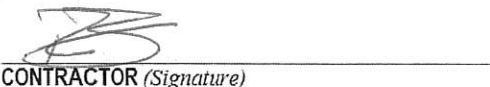
A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)

The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached list will be the date of issuance of the final Certificate of Payment or the date of final payment, whichever occurs first. The Contractor will complete or correct the Work on the list of items attached hereto within () days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: S

The responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work, insurance, and other items identified below shall be as follows:
(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:



 CONTRACTOR *(Signature)*

BY: Ryan Barenz, Office Manager
(Printed name and title)

12/22/25
Date

 OWNER *(Signature)*

BY: Ruthina Malone, Board President
(Printed name and title)

Date

Appendix 9, Step 3

Approval Date: 12/9/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 1/27/2026

Pending? Yes

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Contract

Description: Design Contract

Contract with: OPN Architects, Inc.

Funding source: SAVE

Initial contract amount: \$452,650.00

Current contract amount: \$452,650.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
11/11/2025	25232000-1	\$18,788.00	4%	10/31/2025
12/9/2025	25232000-2	\$42,812.00	14%	11/30/2025
1/27/2026	25232000-3	\$15,400.00	17%	12/31/2025
		\$77,000.00		