

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.)

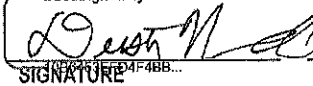
WORK TO BE COMPLETED OR CORRECTED
 A list of items to be completed or corrected is attached hereto, or transmitted as agreed upon by the parties, and identified as follows:
(Identify the list of Work to be completed or corrected.)
 See attached punch list dated 9.11.2025

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