

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 Managemen

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 |
|--------------|-------------------|

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