

Contract: Design Contract

Firm: SVPA Architects Inc.

Amount \$62,000.00

Funding: SAVE

Note:

Appendix 9, Step 3

Approval Date: 9/9/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 9/9/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 9/9/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 9/9/2025

Pending? No

Publication Date: 9/10/2025

Public Hearing Date: 9/23/2025

Publication Name: Press Citizen

Note:

Appendix 9, Step 9

Approval Date: 2/10/2026

Pending? Yes

Retainage Release: \$0.00

Note: City Construction (Bid Pkg 1) - 1/15/26
Tricon Construction (Bid Pkg 2-7) - 1/15/26

Contract

Description: Design Contract

Contract with: SVPA Architects Inc.

Funding source: SAVE

Initial contract amount: \$62,000.00

Current contract amount: \$62,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
7/22/2025	40653	\$6,200.00	10%	6/29/2025
10/14/2025	40812	\$9,858.00		9/30/2025
11/25/2025	40899	\$12,090.00		11/2/2025
1/27/2026	41057	\$1,488.00		12/31/2025
		\$29,636.00		

Contract

Description: Construction Contract - Bid Pkg #2-#7

Contract with: Tricon General Construction

Funding source: SAVE

Initial contract amount: \$454,430.00

Current contract amount: \$477,958.23

Change Authorization Request

Approval Date: 11/11/2025

Pending? No

Number: 1

Date: 10/31/2025

Subject: Change Order #1

Description: This Change Order includes additional costs for Submittal Exchange and electrical permit fees, as well as expedite fees for mechanical supplies and added drywall for electrical cutouts.

Reason	Amount
Unforeseen Conditions	\$3,731.46
Unforeseen Conditions	\$483.96
Unforeseen Conditions	\$1,490.44
District Request	\$3,182.18
District Request	\$2,139.30
District Request	\$2,955.18
TOTAL	\$13,982.52

Change Authorization Request

Approval Date: 1/13/2026

Pending? No

Number: 2

Date: 1/6/2026

Subject: Change Order #2

Description: This Change Order includes additional costs for an AV rack relocation & cable tray revision, as requested by the District.

Reason	Amount
District Request	\$8,939.44
District Request	\$606.27
TOTAL	\$9,545.71

Payments

Date	Doc. #	Amount	% Cmpl	Period To
12/9/2025	1	\$103,381.09	22%	11/24/2025
1/13/2026	2	\$189,183.95	62%	12/31/2025
2/10/2026	3	\$171,054.44	95%	1/31/2026
		\$463,619.48		

Contract

Description: Construction Contract - Bid Pkg #1

Contract with: City Construction Group

Funding source: SAVE

Initial contract amount: \$82,200.00

Current contract amount: \$82,200.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
2/10/2026	1	\$78,090.00	95%	1/31/2026
		\$78,090.00		



AIA® Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
ICCSA Center for Innovation Building
Junior Achievement Center
2255 N Dubuque Rd
Iowa City, IA 52243

CONTRACT INFORMATION:
Contract For: General Construction

Date: September 24, 2025

CERTIFICATE INFORMATION:
Certificate Number: 01-City

Date: February 02, 2026

OWNER: *(name and address)*
Iowa City Community School District

1725 North Dodge Street
Iowa City, IA 52245

ARCHITECT: *(name and address)*
Savage-Ver Ploeg & Associates, Inc. dba
SVPA Architects Inc.
1466 28th Street, Suite 200
West Des Moines, IA 50266

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.)*



ARCHITECT *(Signature)*

BY: B. Vitus Bering, AIA, President

(Printed name, title, and license number if required)

January 15, 2026

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 Thirty(30) 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)*

BY: Dustin Nordell, Vice President

(Printed name and title)

Date

OWNER *(Signature)*

BY: Ruthina Malone, President, Board of
Education

(Printed name and title)

Date



AIA Document G704® – 2017

Certificate of Substantial Completion

PROJECT: *(name and address)*
ICCSO Center for Innovation Building
Junior Achievement Center
2255 N Dubuque Rd
Iowa City, IA 52243

CONTRACT INFORMATION:
Contract For: General Construction

Date: September 24, 2025

CERTIFICATE INFORMATION:
Certificate Number: 01-Tricon

Date: February 02, 2026

OWNER: *(name and address)*
Iowa City Community School District

1725 North Dodge Street
Iowa City, IA 52245

ARCHITECT: *(name and address)*
Savage-Ver Ploeg & Associates, Inc. dba
SVPA Architects Inc.
1466 28th Street, Suite 200
West Des Moines, IA 50266

CONTRACTOR: *(name and address)*
Tricon General Construction, Inc.

746 58th Ave Ct. SW
Cedar Rapids, IA 52404

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: B. Vitus Bering, AIA, President
(Printed name, title, and license number if required)

January 15, 2026
Date Of Substantial Completion

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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:
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WORK TO BE COMPLETED OR CORRECTED

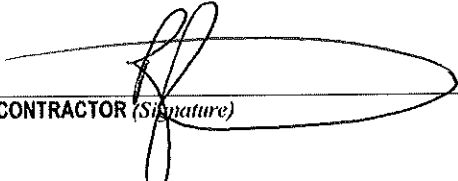
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Cost estimate of Work to be completed or corrected: \$0.00

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)*

BY: Ron Richard, Owner
(Printed name and title)

2.02.2026
Date

OWNER *(Signature)*

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

Date