



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: 3/10/2026

SUBJECT: Appendix 9 Approval Request

PROJECT: West HS Renovation - Phase 3

PROJECT DESCRIPTION: This renovation as part of FMP 2.0 may include the addition of new administrative office, student commons, secured entrance, improved music choir rooms and fine arts HVAC.

BUDGET: \$10,600,000.00

PROJECT STATUS: On time and on budget

SUB PROJECT: West High Renovation - Phase 3

DESCRIPTION:

PLANNED START: 6/6/2022 **PLANNED COMPLETE:** 8/15/2025

NOTE: Change Order #12

ATTACHMENTS: Architect's Recommendation and Change Order #12

RECOMMENDATION: Recommend approval of Change Order #12

Appendix 9, Step 1

Approval Date: 12/14/2021

Pending? No

Note:

Appendix 9, Step 2

Approval Date: 2/22/2022

Pending? No

Contract: Design Contract

Firm: Shive-Hattery, Inc.

Amount \$405,000.00

Funding: SILO/SAVE

Note: The District requested proposals from SVPA Architects of West Des Moines, Iowa and Shive-Hattery Inc. of Iowa City, Iowa for the design and construction administration of a new entrance, commons space, redesigned

office space and HVAC upgrades at West High School. Shive Hattery had the low fee proposal of \$405,000 (6.7%) on a \$7,250,000 project.

The District is recommending the approval of Shive-Hattery, Inc. of Iowa City for the design.

Appendix 9, Step 3

Approval Date: 10/11/2022

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 2/28/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 5/23/2023

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 5/23/2023

Pending? No

Publication Date: 5/24/2023

Public Hearing Date: 6/13/2023

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 7/18/2023

Pending? No

Bid Date/Time: 6/28/2023 2:00 PM

Bid Location: PP

Contract Description: Construction Contract

Contractor: Larson Construction

Amount \$13,573,000.00

Funding Source: SAVE

Note: The District received four bids on 6/28/2023 for the West High School Phase 3 renovation project. The bids ranged from \$12,698,000 - \$14,400,000. Larson Construction of Independence, Iowa was the low bidder. The District is also accepting alternates 1 and 2 in the amount of \$875,000.

Contract

Description: Design Contract

Contract with: Shive-Hattery, Inc.

Funding source: SILO/SAVE

Initial contract amount: \$405,000.00

Current contract amount: \$754,000.00

Change Authorization Request

Approval Date: 1/10/2023

Pending? No

Number: 1

Date: 12/20/2022

Subject: Amendment #1

Description: The construction cost budget increased from \$6.0M to \$10.35M, due to the Stecker Harmsen estimate and added scope of concession stand renovations. This resulted in a fee increase of .0675% less inflation, per our Shive Hattery contract.

Reason	Amount
District Request	\$255,000.00
TOTAL	\$255,000.00

Change Authorization Request

Approval Date: 1/31/2023

Pending? No

Number: 2

Date: 1/20/2023

Subject: Amendment #2R

Description: This design amendment is to renovate eight restrooms, including reconfiguring the restroom layouts and associated modification to walls, as well as provisions of new finishings, plumbing fixtures, plumbing, HVAC, electrical and other related restroom accessories.

Reason	Amount
District Request	\$94,000.00
TOTAL	\$94,000.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
5/24/2022	1173660-1	\$20,250.00	5%	4/29/2022
6/28/2022	1173660-2	\$20,251.80	10%	6/3/2022
8/9/2022	1173660-3	\$16,200.00	14%	7/15/2022
9/13/2022	1173660-4	\$12,154.50	17%	8/19/2022
10/25/2022	1173660-5	\$12,192.30		10/7/2022
12/13/2022	1173660-6	\$30,379.50		11/18/2022
1/10/2023	1173660-7	\$78,980.40		12/16/2022
2/14/2023	1173660-8	\$119,891.10		1/20/2023
3/28/2023	1173660-9	\$69,365.34	50%	3/3/2023
5/9/2023	1173660-10	\$155,015.60		4/21/2023
6/13/2023	1173660-11	\$72,232.57		5/31/2023
8/8/2023	1173660-12	\$47,464.79		7/21/2023
9/12/2023	1173660-13	\$7,947.26		8/18/2023
10/10/2023	1173660-14	\$35,461.80		9/15/2023
11/14/2023	1173660-15	\$3,494.80		10/27/2023
12/12/2023	1173660-16	\$7,540.00		11/24/2023
2/13/2024	1173660-17	\$5,795.00		1/12/2024
2/27/2024	1173660-18	\$5,800.40		2/9/2024
4/9/2024	1173660-19	\$7,823.69		3/22/2024
5/14/2024	1173660-20	\$7,542.70		4/26/2024
6/25/2024	1173660-21	\$4,089.60		5/31/2024
8/13/2024	1173660-22	\$4,157.85		7/26/2024
9/24/2024	1173660-23	\$2,777.83	93%	8/30/2024
10/22/2024	1173660-24	\$4,050.00	94%	10/4/2024
11/26/2024	1173660-25	\$5,795.00	95%	11/8/2024
12/18/2024	1173660-26	\$5,832.40	95%	12/6/2024
2/25/2025	1173660-27	\$5,823.14	99%	2/7/2025
4/22/2025	1173660-28R	\$5,795.00		4/4/2025
5/27/2025	1173660-29	\$4,050.00		5/9/2025
7/22/2025	1173660-30	\$7,540.00		6/30/2025
8/12/2025	1173660-31	\$2,430.00		7/18/2025
9/9/2025	1173660-32	\$1,620.00		8/22/2025
10/14/2025	1173660-33	\$1,620.00		9/26/2025
		\$791,364.37		

Contract**Description:** Commissioning Services**Contract with:** System Works LLC**Funding source:** SILO/SAVE**Initial contract amount:** \$35,490.00**Current contract amount:** \$35,490.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
8/8/2023	11308	\$2,600.00		6/30/2023
11/28/2023	11490	\$6,175.00		10/31/2023
3/26/2024	11670	\$7,830.00		2/29/2024
7/9/2024	4	\$6,760.00		5/31/2024
		\$23,365.00		

Contract

Description: Building Envelope Commissioning

Contract with: Miller Engineering

Funding source: SILO/SAVE

Initial contract amount: \$24,800.00

Current contract amount: \$24,800.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
6/25/2024	11147A	\$15,800.00		5/31/2024
1/14/2025	11147B	\$9,000.00		12/31/2024
		\$24,800.00		

Contract

Description: Construction Contract

Contract with: Larson Construction

Funding source: SAVE

Initial contract amount: \$13,573,000.00

Current contract amount: \$14,102,144.87

Change Authorization Request

Approval Date: 12/12/2023

Pending? No

Number: 1

Date: 11/27/2023

Subject: Change Order #1

Description: This Change Order is for added heat coils and for adding to structural for extra door support. There are also deducts for keeping existng tile, flagpole lighting revisions, and changing the specs on the flush valves.

Reason	Amount
District Request	(\$1,802.99)
Unforeseen Conditions	\$1,427.15
District Request	\$1,087.90
District Request	(\$4,470.84)
District Request	(\$1,122.90)
Unforeseen Conditions	\$2,202.77
TOTAL	(\$2,678.91)

Change Authorization Request

Approval Date: 2/13/2024

Pending? No

Number: 2

Date: 2/13/2024

Subject: Change Order #2

Description: This Change Order is for relocating the storm and sanitary sewer lines and electrical revisions.

Reason	Amount
Unforeseen Conditions	\$3,594.96
District Request	\$1,712.62
Unforeseen Conditions	\$382.90
Unforeseen Conditions	\$9,662.43
Unforeseen Conditions	\$5,751.36
TOTAL	\$21,104.27

Change Authorization Request

Approval Date: 4/23/2024

Pending? No

Number: 3

Date: 4/5/2024

Subject: Change Order #3

Description: This Change Order is for unforeseen conditions such as roof drain routes, HVAC issues, redesign of lintels, electrical adjustments, and area D revisions.

Reason	Amount
District Request	\$6,977.87
Unforeseen Conditions	\$1,574.90
Unforeseen Conditions	\$3,835.00
Unforeseen Conditions	\$30,937.03
District Request	\$4,231.61
Contractor Request	\$13,576.09
District Request	\$2,913.48
District Request	\$31,484.74
Unforeseen Conditions	\$5,021.12
Unforeseen Conditions	\$1,953.83
District Request	(\$1,001.15)
District Request	\$27,501.00
Unforeseen Conditions	\$4,782.68
TOTAL	\$133,788.20

Change Authorization Request

Approval Date: 6/25/2024

Pending? No

Number: 4

Date: 5/8/2024

Subject: Change Order #4

Description: This Change Order is for moving conduit to electrical panels, drainage issues, lighting changes, moving plumbing and roof changes.

Reason	Amount
Contractor Request	\$1,012.23
District Request	(\$195.01)
Unforeseen Conditions	\$9,243.90
Unforeseen Conditions	\$3,834.64
Unforeseen Conditions	\$28,048.19
District Request	(\$1,379.21)
District Request	\$5,354.71
Unforeseen Conditions	\$38,216.98
District Request	\$8,040.07
TOTAL	\$92,176.50

Change Authorization Request

Approval Date: 10/8/2024

Pending? No

Number: 5

Date: 8/30/2024

Subject: Change Order #5

Description: This Change Order is for adjustments to the construction because the original design did not have enough structural integrity. There are also extras for existing plumbing issues.

Reason	Amount
District Request	\$4,837.12
Unforeseen Conditions	\$3,969.95
Unforeseen Conditions	\$3,024.46
District Request	(\$698.00)
Unforeseen Conditions	\$8,992.33
Unforeseen Conditions	\$4,762.17
District Request	\$1,727.27
Unforeseen Conditions	\$680.12
TOTAL	\$27,295.42

Change Authorization Request

Approval Date: 11/12/2024

Pending? No

Number: 6

Date: 10/22/2024

Subject: Change Order #6

Description: This Change Order is for the demo and replacement of existing galvanized plumbing pipe, changes in the HVAC system, adding smoke detectors, and extra work done in the construction area. There are also deducts for landscaping and removal of speakers.

Reason	Amount
District Request	(\$786.63)
Code Requests	\$5,127.07
Unforeseen Conditions	\$1,585.76
Unforeseen Conditions	\$6,838.59
Contractor Request	\$4,640.44
District Request	\$2,636.28
District Request	\$42,285.23
Contractor Request	\$2,409.63
District Request	(\$960.00)
TOTAL	\$63,776.37

Change Authorization Request

Approval Date: 1/28/2025

Pending? No

Number: 7

Date: 1/28/2025

Subject: Change Order #7

Description: This Change Order is for revisions to the restrooms, updated lighting controls, and code required sprinkler work. There are also two deducts at the owner's request.

Reason	Amount
Unforeseen Conditions	\$1,604.05
Unforeseen Conditions	\$7,614.84
Unforeseen Conditions	\$2,248.90
Contractor Request	\$6,534.41
District Request	(\$591.70)
District Request	(\$3,816.00)
District Request	\$60,985.96
District Request	\$972.15
Code Requests	\$2,601.04
District Request	\$808.51
TOTAL	\$78,962.16

Change Authorization Request

Approval Date: 3/25/2025

Pending? No

Number: 8

Date: 3/3/2025

Subject: Change Order #8

Description: This Change Order includes wall revisions to add acoustical separation, in addition to code compliance revisions to the fire alarm and VRF system. A credit for abatement was also included.

Reason	Amount
Code Requests	\$3,186.78
Code Requests	\$1,503.48
District Request	\$2,157.07
Unforeseen Conditions	(\$1,597.50)
Unforeseen Conditions	\$1,635.73
Unforeseen Conditions	\$2,225.14
Code Requests	\$37,618.20
Unforeseen Conditions	\$30,140.37
TOTAL	\$76,869.27

Change Authorization Request

Approval Date: 5/27/2025

Pending? No

Number: 9

Date: 4/21/2025

Subject: Change Order #9

Description: This Change Order includes additional electrical demolition, unforeseen changes to ductwork due to clearance issues, and changes to the fire alarm strobes that are required by code.

Reason	Amount
Unforeseen Conditions	\$11,090.70
Code Requests	\$11,310.90
District Request	\$2,484.88
District Request	\$965.91
Unforeseen Conditions	\$4,136.91
Code Requests	\$6,614.41
Unforeseen Conditions	\$1,768.64
TOTAL	\$38,372.35

Change Authorization Request

Approval Date: 11/11/2025

Pending? No

Number: 10

Date: 7/22/2025

Subject: Change Order #10

Description: This Change Order includes additional costs for geothermal valves, exterior signage, and a floor junction box, as well as credits for CMU and curtainwall revisions.

Reason	Amount
Unforeseen Conditions	\$5,707.71
Unforeseen Conditions	(\$4,621.58)
District Request	\$1,771.47
District Request	\$7,528.70
District Request	(\$6,300.00)
District Request	\$4,034.83
District Request	\$3,982.93
TOTAL	\$12,104.06

Change Authorization Request

Approval Date: 11/11/2025

Pending? No

Number: 11

Date: 10/17/2025

Subject: Change Order #11

Description: This Change Order includes additional costs for site restoration and breaker revisions, as well as a deduct for omitting the storm drain removal from the project.

Reason	Amount
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District Request	\$2,532.73
Unforeseen Conditions	\$651.94
District Request	\$486.98
District Request	\$8,934.12
District Request	(\$20,161.50)
TOTAL	(\$7,555.73)

Change Authorization Request

Approval Date: 3/10/2026

Pending? Yes

Number: 12

Date: 2/25/2026

Subject: Change Order #12

Description: This Change Order includes a revision to the pump pressure differential, and deducts for non replacement of accoustical panels and column covers.

Reason	Amount
Unforeseen Conditions	\$3,930.91
District Request	(\$2,000.00)
District Request	(\$7,000.00)
TOTAL	(\$5,069.09)

Payments

Date	Doc. #	Amount	% Cmpl	Period To
10/24/2023	1	\$876,265.17	7%	9/30/2023
11/14/2023	2	\$396,300.53	9%	10/31/2023
12/12/2023	3	\$305,175.66	12%	11/30/2023
2/13/2024	4	\$441,177.65	15%	12/31/2023
2/27/2024	5	\$702,256.71	20%	1/31/2024
3/26/2024	6	\$632,385.87	25%	2/29/2024
5/14/2024	7	\$792,883.41	31%	3/31/2024
5/28/2024	8	\$615,643.37	35%	4/30/2024
6/25/2024	9	\$821,101.49	41%	5/31/2024
7/23/2024	10	\$1,199,736.30	49%	6/30/2024
9/10/2024	11	\$694,769.57	54%	7/31/2024
10/8/2024	12	\$597,111.81	58%	7/31/2024
11/12/2024	13	\$374,490.51	61%	9/30/2024
11/26/2024	14R	\$502,074.40	64%	10/31/2024
12/18/2024	15	\$764,816.57	70%	11/30/2024
1/14/2025	16	\$301,276.83	72%	12/31/2024
2/25/2025	17	\$656,371.79	76%	1/31/2025
3/25/2025	18	\$308,347.59	79%	2/28/2025
5/13/2025	19	\$418,125.38	81%	3/31/2025
5/27/2025	20	\$408,544.72	84%	4/30/2025
6/26/2025	21	\$157,529.11	85%	5/31/2025
7/22/2025	22	\$228,522.25	86%	6/30/2025
8/26/2025	23	\$710,330.48	92%	7/31/2025
10/14/2025	24	\$416,430.43	95%	8/30/2025
10/28/2025	25	\$3,087.50	95%	9/30/2025
		\$13,324,755.10		

Contract

Description: Construction Observation & Materials Testing

Contract with: Terracon

Funding source: SAVE

Initial contract amount: \$25,000.00

Current contract amount: \$25,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount

TOTAL	
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Payments

Date	Doc. #	Amount	% Cmplt	Period To
10/24/2023	TK10652	\$3,247.50		9/30/2023
11/28/2023	TK25169	\$3,620.00		10/28/2023
12/12/2023	TK37761	\$4,436.25		11/25/2023
1/23/2024	TK52641	\$5,755.00		12/23/2023
2/13/2024	TK65882	\$832.50		1/20/2024
3/13/2024	TK77877	\$3,715.00		2/17/2024
4/9/2024	TK90308	\$825.00		3/16/2024
5/14/2024	TL02125	\$1,330.00		4/13/2024
11/26/2024	TM91499	\$803.75		11/3/2024
		\$24,565.00		

Contract

Description: Certified TAB Services

Contract with: System Works LLC

Funding source: SAVE

Initial contract amount: \$34,625.00

Current contract amount: \$34,625.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmplt	Period To
3/11/2025	12225	\$10,000.00		1/31/2025
9/23/2025	12545	\$9,625.00		9/5/2025
		\$19,625.00		



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Change Order

PROJECT: *(Name and address)*
West High School Phase 3 Remodel
2901 Melrose Avenue
Iowa City, IA 52246

CONTRACT INFORMATION:
Contract For: General Construction
Date: 1173660

CHANGE ORDER INFORMATION:
Change Order Number: 012
Date: February 25, 2026

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)*
Larson Construction Co., Inc.
600 17th St. SE
Independence, IA 50644

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.)

COR #98: RFI #130 - Pump Pressure Differential: Adds \$3,930.91 and zero (0) days

COR #102: Deduct to leave ensemble acoustic panels as installed in lieu of replacing per plans: Deducts \$2,000 and zero (0) days

COR #103: Deduct to leave (4) column covers in commons as installed in lieu of replacing with new column covers: Deducts \$7,000 and zero (0) days

The original Contract Sum was	\$ 13,573,000.00
The net change by previously authorized Change Orders	\$ 534,213.96
The Contract Sum prior to this Change Order was	\$ 14,107,213.96
The Contract Sum will be decreased by this Change Order in the amount of	\$ 5,069.09
The new Contract Sum including this Change Order will be	\$ 14,102,144.87

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

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.

ARCHITECT *(Signature)*

BY: Tand Brannaman, Licensed Architect

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

02/26/2026

Date

CONTRACTOR *(Signature)*

DOUG LARSON
(Printed name and title)

Date

OWNER *(Signature)*

(Printed name and title)

Date