



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: 3/24/2026
SUBJECT: Summary of Appendix 9 Approval Requests and Project Updates

Appendix 9 Approval Requests

City HS Baseball & Softball at Mercer Park

Project Description: This FMP 2.3 project is a joint venture with the City of Iowa City Parks and Recreation department with shared costs. This is part of a 50 year 28E use agreement.

Total Project Budget: \$4,000,000.00

Sub Project: 2025 Baseball & Softball Field Improvements

Step(s): 8

Recommendation: Recommend approval of Change Order #6

Recommended Approval Amount: \$7,456.57

West HS Trojan Track & Field Replacement

Project Description: This FMP 2.3 project includes the removal and disposal of existing synthetic turf & rubber materials, regrading as required, and replacement with a new synthetic turf and shock absorbing sub pad. Removal of the existing tartan rubber track is also included, as well as improvements to the existing field drainage system.

Total Project Budget: \$1,750,000.00

Sub Project: West HS - Trojan Track & Turf Improvements

Step(s): 7

Recommendation: Recommend that the bids for this project be rejected

Recommended Approval Amount: \$0.00

Amount \$114,000.00

Funding: SILO/SAVE

Note:

Appendix 9, Step 3

Approval Date: 2/11/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 2/11/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 2/11/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 2/11/2025

Pending? No

Publication Date: 2/12/2025

Public Hearing Date: 2/25/2025

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 4/7/2025

Pending? No

Bid Date/Time: 3/11/2025 10:00 AM

Bid Location: ICCSD Facilities Ma

Contract Description: Construction Contract

Contractor: McComas-Lacina

Amount \$3,543,000.00

Funding Source: SAVE

Note: Award of Contract - On 3/11/2025, the District received one bid for the City High School Baseball/Softball (Mercer park) Renovation Project. The base bid was for \$3,443,000 from McComas-Lacina Contruction Iowa, and alternate #1 is being accepted to include a service drive.

Contract

Description: Design Contract

Contract with: Hitchcock Design Group

Funding source: SILO/SAVE

Initial contract amount: \$114,000.00

Current contract amount: \$163,600.00

Change Authorization Request

Approval Date: 2/25/2025

Pending? No

Number: 1

Date: 9/6/2024

Subject: Amendment #1

Description: This Design Amendment includes additions to the project scope of Field 1 including grading, performance-based irrigation, dugouts, fencing, and related improvements. The dugouts shall also be architectural in nature requiring Structural Engineering services for design and detailing.

Reason	Amount
District Request	\$49,600.00
TOTAL	\$49,600.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
12/22/2023	31849	\$3,100.00		12/31/2023
2/13/2024	31963	\$7,000.00		1/31/2024
4/23/2024	32243	\$7,000.00		2/29/2024
4/23/2024	32343	\$4,800.00		3/31/2024
5/14/2024	32579	\$3,000.00		4/30/2024
9/24/2024	33097	\$2,529.00		6/30/2024
10/22/2024	33640	\$1,250.00		9/30/2024
11/6/2024	33835	\$1,500.00		10/31/2024
12/4/2024	34073	\$4,250.00		11/30/2024
1/14/2025	34281	\$6,562.70		12/31/2024
2/25/2025	34462	\$42,852.50		1/31/2025
3/25/2025	34545	\$4,060.00		2/28/2025
4/22/2025	34848	\$10,401.60		3/31/2025
5/27/2025	35027	\$2,569.64		4/30/2025
6/25/2025	35189	\$7,106.60		5/31/2025
7/22/2025	35411	\$3,927.00		6/30/2025
8/26/2025	35569	\$7,468.75		7/31/2025
9/23/2025	35871	\$14,912.70		8/31/2025
10/14/2025	35991	\$3,580.40		9/30/2025
11/25/2025	36183	\$7,414.80		10/31/2025
12/18/2025	36486	\$2,419.10		11/30/2025
1/27/2026	36569	\$1,062.50		12/31/2025
		\$148,767.29		

Contract

Description: Construction Contract

Contract with: McComas-Lacina

Funding source: SAVE

Initial contract amount: \$3,543,000.00

Current contract amount: \$4,000,632.80

Change Authorization Request

Approval Date: 9/9/2025

Pending? No

Number: 1

Date: 8/25/2025

Subject: Change Order #1

Description: This Change Order includes a credit for utilizing a standard color of structural brick, as well as additional costs for installing fiber conduit pathways and another shade structure.

Reason	Amount
District Request	(\$2,357.58)
District Request	\$20,936.97

Unforeseen Conditions	\$14,335.68
TOTAL	\$32,915.07

Change Authorization Request

Approval Date: 9/9/2025

Pending? No

Number: 2

Date: 8/29/2025

Subject: Change Order #2

Description: This Change Order includes the cost of rerouting the sanitary sewer to the east, as well as tree removal and replacement, and manhole revisions.

Reason	Amount
Unforeseen Conditions	\$72,946.78
TOTAL	\$72,946.78

Change Authorization Request

Approval Date: 10/28/2025

Pending? No

Number: 3

Date: 10/10/2025

Subject: Change Order #3

Description: This Change Order includes additional costs for conduit to the baseball pole lights, removal and replacement of sidewalks and street panels, abandonment of existing water lines, removal of existing batting cages, and retaining wall installation.

Reason	Amount
District Request	\$8,093.77
District Request	\$7,645.30
Unforeseen Conditions	\$20,292.41
Unforeseen Conditions	\$79,249.15
Unforeseen Conditions	\$58,044.71
District Request	\$5,815.92
TOTAL	\$179,141.26

Change Authorization Request

Approval Date: 11/11/2025

Pending? No

Number: 4

Date: 10/16/2024

Subject: Change Order #4

Description: This Change Order includes costs associated with rerouting the concession stand sanitary service, PVC changes, and manhole removal, in addition to curb and handrail revisions.

Reason	Amount
Unforeseen Conditions	\$3,187.44
Unforeseen Conditions	\$59,975.56
Unforeseen Conditions	\$4,733.20

District Request	\$9,998.41
TOTAL	\$77,894.61

Change Authorization Request

Approval Date: 12/9/2025 **Pending?** No
Number: 5 **Date:** 11/20/2025
Subject: Change Order #5

Description: This Change Order includes revisions to grading, concrete, and a retaining wall, in addition to a credit for electrical changes. There are also additional costs to sod the field.

Reason	Amount
District Request	\$80,422.98
District Request	(\$6,105.77)
District Request	\$9,177.11
District Request	\$3,784.19
TOTAL	\$87,278.51

Change Authorization Request

Approval Date: 3/24/2026 **Pending?** Yes
Number: 6 **Date:** 3/2/2026
Subject: Change Order #6

Description: This Change Order includes additional costs for a concrete slab under the turf Halo, as well as additional masonry by the backstop.

Reason	Amount
District Request	\$2,186.74
District Request	\$5,269.83
TOTAL	\$7,456.57

Payments

Date	Doc. #	Amount	% Cmpl	Period To
7/9/2025	2658-01	\$79,773.40	2%	6/30/2025
8/12/2025	2658-02	\$280,298.45	10%	7/31/2025
9/9/2025	3	\$678,448.20	29%	8/31/2025
10/14/2025	4	\$443,718.47	41%	9/30/2025
11/11/2025	5	\$908,916.30	65%	10/31/2025
12/9/2025	6	\$757,476.83	81%	11/30/2025
1/27/2026	7	\$255,316.88	85%	12/31/2025
2/10/2026	8	\$113,359.70	88%	1/31/2026
3/10/2026	9	\$98,595.75	91%	2/28/2026
		\$3,615,903.98		

Contract

Description: Design Contract
(merged w/Hitchcock)

Contract with: RVI, Inc

Funding source: SAVE

Initial contract amount:

Current contract amount:

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmplt	Period To
3/10/2026	0012600766	\$6,381.34		1/31/2026
		\$6,381.34		



AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Mercer Park Field Improvements
220 Gilbert Street
Iowa City, IA 52240

CONTRACT INFORMATION:
Contract For: General Construction
Date: 03-02-2026

CHANGE ORDER INFORMATION:
Change Order Number: 006
Date: 03-02-2026

OWNER: *(Name and address)*
Iowa City Community School District
1725 North Dodge Street, Iowa City, Iowa
52245
319-540-5398

ARCHITECT: *(Name and address)*
Hitchcock Design Group
22 East Chicago Avenue, Suite #200A
331-229-5428

CONTRACTOR: *(Name and address)*
McComas-Lacina Construction LLC
1310 Highland Court, Iowa City, Iowa
52240
319-338-1125

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-022:

A.

A. Cost for labor to prepare, form and pour 4" concrete slab for area under the turf halo:	\$4,500.00
B. Cost for labor to relocate sprinkler heads out of the turf halo area:	\$600.00
C. 2% Insurance:	\$102.00
D. 1.33% Bond Markup:	\$67.83
Subtotal:	\$5,269.83

COR-023:

A. Cost for labor to install additional 145 SQ. FT. of masonry at baseball backstop by existing backstop:	\$1,460.00
B. Cost for material:	\$300.00
C. 15% profit & overhead:	\$88.00
D. 15% Subcontractor Markup:	\$277.20
E. 2% Insurance:	\$36.96
F. 1.33% Bond Markup:	\$24.58
Subtotal:	\$2,186.74

Total:

\$7,456.57

The original Contract Sum was	\$	3,543,000.00
The net change by previously authorized Change Orders	\$	450,176.23
The Contract Sum prior to this Change Order was	\$	3,993,176.23
The Contract Sum will be increased by this Change Order in the amount of	\$	7,456.57
The new Contract Sum including this Change Order will be	\$	4,000,632.80

The Contract Time will be unchanged 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.



ARCHITECT (Signature)

BY: Eric Hornig, Principal
(Printed name, title, and license
number if required)

03/09/2026
Date



CONTRACTOR (Signature)

BY: Phil Keppler, Project Manager
(Printed name and title)

3/10/26
Date

OWNER (Signature)

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

Date

Note:

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: 12/9/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 1/13/2026

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 1/13/2026

Pending? No

Publication Date: 1/14/2026

Public Hearing Date: 1/27/2026

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 3/24/2026

Pending? Yes

Bid Date/Time: 2/10/2026 2:00 PM

Bid Location: Facilities Management

Contract Description: Construction Contract

Contractor: Sprinturf

Amount \$1,768,070.00

Funding Source: SAVE

Note: On February 10, 2026, the District received seven bids, with the base bids ranging from \$1,768,070 to \$2,170,500, plus alternates. Sprinturf, LLC of Daniel Island, SC was the apparent low bidder.

Contract

Description: Design Contract

Contract with: Bray Architects

Funding source: SAVE

Initial contract amount: \$124,600.00

Current contract amount: \$124,600.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
12/9/2025	3782-01	\$12,460.00	10%	11/21/2025
1/13/2026	3782-02	\$24,920.00	30%	12/26/2025
2/10/2026	3782-03	\$24,920.00	50%	1/31/2026
3/10/2026	3782-04	\$1,240.96	50%	2/28/2026
		\$63,540.96		

Contract

Description: Construction Contract

Contract with: Sprinturf

Funding source: SAVE

Initial contract amount: \$1,768,070.00

Current contract amount: \$1,768,070.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

BRAYARCHITECTS

February 11, 2026

Curt Pratt, AIA, NCARB, Chief Operating Officer
Iowa City Community School District (ICCSA)
Physical Plant
1137 S Riverside Drive
Iowa City, Iowa 52246

RE: ICCSD Facilities Master Plan 2.3
West High School – Track and Turf Replacement
Project number 3782

Dear Curt:

On February 10, 2026, at 2 pm, we opened bids for the Track and Turf replacement work at West High School. There were seven (7) bids received. Sprinturf of Daniel Island, South Carolina was the apparent low base bidder at \$1,768,070.00. There were two additive alternate bids, of which Sprinturf provided a price of \$60,145 for alternate 1 and \$64,370.00 for alternate 2. Bray Architects recommends accepting the base bid and considering the alternates.

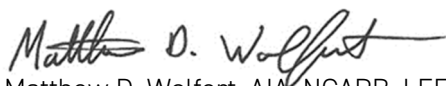
While Bray has not worked with Sprinturf in the past we spoke with Iowa school districts who have recent experience working with them and received good feedback. They were recommended by the individuals we spoke with.

Therefore, we would recommend to the Iowa City Community School District that they approve the base bid in the total amount of \$1,768,070.00. With respect to the additive alternate, it would be a decision of the board as to whether this should also be included in the contract for construction.

If you have any questions or need additional information, please feel free to call.

Sincerely,

BRAY ASSOCIATES-ARCHITECTS, INC.



Matthew D. Wolfert, AIA, NCARB, LEED® AP
President | Architect

davenport

220 Emerson Place, Suite 301
Davenport, IA 52801
T: 563.526.6050

milwaukee

829 S. 1st Street
Milwaukee, WI 53204
T: 414.226.0200

moline

1465 41st Street, Suite 10
Moline, IL 61265
T: 309.762.0511

sheboygan

1227A N. 8th Street
P.O. Box 955
Sheboygan, WI 53082-0955
T: 920.459.4200



Davenport, IA | Milwaukee, WI | St. Paul, MN | Sheboygan, WI

BID TAB SHEET
 ICCSD Track and Turf Replacement
 Iowa City Community School District
 Iowa City, Iowa
 February 10, 2026 @ 2:00 pm
 Project No. 3782

Contractor	Tarkett			Sprinturf			MidAmerican Sports		
Forms	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA
	X	X	X	X	X	X	X	X	X
	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2
	X	\$80,440	\$80,920		\$60,145	\$64,370	X	\$93,728	\$107,996
Base Bid	\$1,949,800			\$1,768,070			\$1,904,405		
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Contractor	Mammoth Sports Co.			McComas Lacina Co.			Graphite Construction Group		
Forms	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA
	X	X	X	X	X	X	X	X	X
	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2	LIST OF SUBS	ALTERNATE 1	UNIT PRICE	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2
		\$200,000	\$184,000	X	\$60,000	\$59,000		\$112,000	130,000
Base Bid	\$2,090,000			\$1,997,000			\$2,054,000		



Davenport, IA | Milwaukee, WI | St. Paul, MN | Sheboygan, WI

BID TAB SHEET
 ICCSD Track and Turf Replacement
 Iowa City Community School District
 Iowa City, Iowa
 February 10, 2026 @ 2:00 pm
 Project No. 3782

Contractor	All American Concrete								
Forms	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA
	X	X	X						
	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2
		\$100,000	\$96,200						
Base Bid	\$2,170,500								
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--									
Contractor									
Forms	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA	BID SEC.	BID SIGNED	ADDENDA
	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2	LIST OF SUBS	ALTERNATE 1	UNIT PRICE	LIST OF SUBS	ALTERNATE 1	ALTERNATE 2
Base Bid									

