



**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:** 4/28/2026

**SUBJECT:** Appendix 9 Approval Request

**PROJECT:** 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.

**BUDGET:** \$4,000,000.00

**PROJECT STATUS:** On time and on budget

**SUB PROJECT:** 2025 Baseball & Softball Field Improvements

**DESCRIPTION:** Work will include temporary soil erosion and sediment control measures and maintenance, earthwork operations, asphalt paving, concrete paving, curbs and footings, chain link fencing and gates, netting, shelter installation, dugout installation, roof repair, sports equipment installation, storm utilities, electric distribution, sports lighting, receptacles, field irrigation, landscape planting, and turf grass seeding.

**PLANNED START:** 7/8/2025 **PLANNED COMPLETE:** 11/5/2025

**NOTE:** Change Order #7

**ATTACHMENTS:** Architect's Recommendation and Change Order #7

**RECOMMENDATION:** Recommend approval of Change Order #7

**Appendix 9, Step 1**

**Approval Date:** 12/14/2021

**Pending?** No

**Note:**

**Appendix 9, Step 2**

**Approval Date:** 10/24/2023

**Pending?** No

**Contract:** Design Contract

**Firm:** Hitchcock Design Group

**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.

<b>Reason</b>	<b>Amount</b>
District Request	\$49,600.00
<b>TOTAL</b>	<b>\$49,600.00</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
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
		<b>\$148,767.29</b>		

**Contract**

**Description:** Construction Contract

**Contract with:** McComas-Lacina

**Funding source:** SAVE

**Initial contract amount:** \$3,543,000.00

**Current contract amount:** \$4,014,530.74

**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.

<b>Reason</b>	<b>Amount</b>
District Request	(\$2,357.58)
District Request	\$20,936.97

Unforeseen Conditions	\$14,335.68
<b>TOTAL</b>	<b>\$32,915.07</b>

**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.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$72,946.78
<b>TOTAL</b>	<b>\$72,946.78</b>

**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.

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

**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.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$59,975.56
Unforeseen Conditions	\$3,187.44
Unforeseen Conditions	\$4,733.20

District Request	\$9,998.41
<b>TOTAL</b>	<b>\$77,894.61</b>

**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.

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

**Change Authorization Request**

**Approval Date:** 3/24/2026                      **Pending?** No  
**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.

<b>Reason</b>	<b>Amount</b>
District Request	\$5,269.83
District Request	\$2,186.74
<b>TOTAL</b>	<b>\$7,456.57</b>

**Change Authorization Request**

**Approval Date:** 4/28/2026                      **Pending?** Yes  
**Number:** 7    **Date:** 4/21/2026  
**Subject:** Change Order #7

**Description:** This Change Order includes additional costs for a subdrain rock trench & concrete, as well as a materials credit for the north entry sidewalk.

<b>Reason</b>	<b>Amount</b>
District Request	(\$5,023.65)
Unforeseen Conditions	\$12,556.62
Unforeseen Conditions	\$6,364.97
<b>TOTAL</b>	<b>\$13,897.94</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
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
4/28/2026	10	\$116,801.55	94%	3/31/2026
		<b>\$3,732,705.53</b>		

**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:**

<b>Reason</b>	<b>Amount</b>
<b>TOTAL</b>	

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
3/10/2026	0012600766	\$6,381.34		1/31/2026
4/14/2026	0022600738	\$1,345.00		1/31/2026
		<b>\$7,726.34</b>		



# AIA Document G701<sup>®</sup> – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> Mercer Park Field Improvements 220 Gilbert Street Iowa City, IA 52240	<b>CONTRACT INFORMATION:</b> Contract For: General Construction Date: 03-02-2026	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 007 Date: 04-21-2026
<b>OWNER:</b> <i>(Name and address)</i> City of Iowa City 410 East Washington Street Iowa City, IA 52240	<b>ARCHITECT:</b> <i>(Name and address)</i> Hitchcock Design Group 22 East Chicago Avenue, Suite #200 A Naperville, IL 60540	<b>CONTRACTOR:</b> <i>(Name and address)</i> McComas-Lacina Construction 1310 Highland Court Iowa City, IA 52240

**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-024:**

A. Cost for labor and materials to remove 4" of aggregate, install filter fabric, and cover with 4" of topsoil for subdrain rock trench cover by Spencer Construction:	\$5,379.00
B. 15% Subcontractor markup:	\$806.85
C. 2% Insurance:	\$107.58
D. 1.33% Bond markup:	\$71.54
Subtotal:	\$6,364.97

**COR-025:**

A. Cost for labor to reform and repour SOG concrete by McComas-Lacina:	\$1,583.00
B. Cost for materials to reform and repour SOG concrete (350 SQ. FT. at 5" depth for 5.5 CY)	\$932.25
C. Cost for labor and materials to remove concrete, add additional subdrain behind 3rd base dugout of the baseball field by Spencer Construction:	\$8,096.28
D. 15% Labor markup:	\$237.45
E. 15% Material:	\$139.84
F. 15% Subcontractor markup:	\$1,214.44
G. 2% Insurance:	\$212.23
H. 1.33% Bond markup:	\$141.13
Subtotal:	\$12,556.62

**COR-026:**

A. Credit for labor for less concrete at entry sidewalk from north entrance:	-\$2,488.75
B. Credit for materials for less concrete at entry sidewalk from north entrance (905 SQ. FT. at 5" depth for 14 CY):	-\$2,373.00
C. Credit for 2% Insurance:	-\$97.24
D. Credit for 1.33% Bond markup:	-\$64.66
Subtotal:	-\$5,023.65


**Total:** \$13,897.94

The original Contract Sum was	\$	<u>3,543,000.00</u>
The net change by previously authorized Change Orders	\$	<u>457,632.80</u>
The Contract Sum prior to this Change Order was	\$	<u>4,000,632.80</u>
The Contract Sum will be increased by this Change Order in the amount of	\$	<u>13,897.94</u>
The new Contract Sum including this Change Order will be	\$	<u>4,014,530.74</u>

The Contract Time will be unchanged by (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)*  
  
04/21/2026  
\_\_\_\_\_  
*Date*

*Phil Keppler*  
\_\_\_\_\_  
**CONTRACTOR (Signature)**  
BY: Phil Keppler, Project Manager  
\_\_\_\_\_  
*(Printed name and title)*  
  
4/21/26  
\_\_\_\_\_  
*Date*

\_\_\_\_\_  
**OWNER (Signature)**  
BY: Ruthie Malone, Board President  
\_\_\_\_\_  
*(Printed name and title)*  
  
\_\_\_\_\_  
*Date*