



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: Summary of Appendix 9 Approval Requests and Project Updates

Appendix 9 Approval Requests

Center for Innovation (formerly Tyler Building)

Project Description: The Tyler building is situated on the ACT campus and was purchased from ACT in 2022. The building is 3 stories with the lower level below grade and the first level partially below grade. The building is around 140,000 s.f.

Total Project Budget: \$17,000,000.00

Sub Project: 2025 Building Renovation - Dream Accelerator

Step(s): 10

Recommendation: Recommend the project be accepted as complete

Recommended Approval Amount: \$14,338.75

City HS Auditorium Upgrades

Project Description: This FMP 2.3 project provides new LED lighting to replace the existing incandescent lighting in the Opstad theater. Lighting upgrade includes house lighting, theatrical performance lighting and the lighting control system.

Total Project Budget: \$1,500,000.00

Sub Project: 2025 Opstad Theater Lighting

Step(s): 9

Recommendation: Recommend approval of Substantial Completion

Recommended Approval Amount: \$0.00

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 #7

Recommended Approval Amount: \$13,897.94

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? No

Retainage Release: \$0.00

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

Appendix 9, Step 10

Approval Date: 4/28/2026

Pending? Yes

Retainage Release: \$14,338.75

Note: City Construction (Bid Pkg 1) - Retainage released 2/24/26
Tricon Construction (Bid Pkg 2-7) - Retainage released 4/28/26

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	% Cmplt	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
3/24/2026	41145	\$372.00	100%	3/1/2026
		\$30,008.00		

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: \$480,059.46

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	\$2,955.18
District Request	\$2,139.30
District Request	\$3,182.18
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	\$606.27
District Request	\$8,939.44
TOTAL	\$9,545.71

Change Authorization Request

Approval Date: 3/10/2026

Pending? No

Number: 3

Date: 2/26/2026

Subject: Change Order #3

Description: This Change Order includes additional costs to paint door frames, per District request.

Reason	Amount
District Request	\$2,101.23
TOTAL	\$2,101.23

Payments

Date	Doc. #	Amount	% Cmplt	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
4/28/2026	4	\$16,439.98	100%	4/14/2026
		\$480,059.46		

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	% Cmplt	Period To
2/10/2026	1	\$78,090.00	95%	1/31/2026
2/24/2026	2	\$4,110.00	100%	1/31/2026
		\$82,200.00		

Appendix 9, Step 3

Approval Date: 8/12/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 8/12/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 8/12/2025

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 8/12/2025

Pending? No

Publication Date: 8/13/2025

Public Hearing Date: 8/26/2025

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 9/23/2025

Pending? No

Bid Date/Time: 9/11/2025 10:00 AM

Bid Location: Facilities Management

Contract Description: Construction Contract

Contractor: Hawkeye Electrical Contractors

Amount: \$767,330.00

Funding Source: SAVE

Note: Award of Contract - On 9/11/2025, the District received four bids for the City HS Opstad Auditorium Lighting Upgrades project. Hawkeye Electric was the lowest responsible bidder at \$767,330.

Appendix 9, Step 9

Approval Date: 4/28/2026

Pending? Yes

Retainage Release: \$0.00

Note: Substantially Complete as of 4/2/26

Contract

Description: Design Contract

Contract with: Design Engineers

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
9/23/2025	23114-1	\$46,500.00		8/31/2025
10/28/2025	23114-2	\$2,686.84		9/30/2025
11/25/2025	23114-3	\$2,325.00		10/31/2025
12/18/2025	23114-4	\$1,550.00		11/30/2025
1/27/2026	23114-5	\$3,875.00		12/31/2025
2/24/2026	23114-6	\$1,550.00		1/31/2026
3/24/2026	23114-7	\$1,550.00		2/28/2026
4/28/2026	23114-8	\$1,550.00		3/31/2026
		\$61,586.84		

Contract

Description: Construction Contract

Contract with: Hawkeye Electrical Contractors

Funding source: SAVE

Initial contract amount: \$767,330.00

Current contract amount: \$776,985.22

Change Authorization Request

Approval Date: 3/3/2026

Pending? No

Number: 1

Date: 2/11/2026

Subject: Change Order #1

Description: This Change Order includes revisions required due to existing conditions of the auditorium.

Reason	Amount
Unforeseen Conditions	\$7,358.39
TOTAL	\$7,358.39

Change Authorization Request

Approval Date: 4/14/2026

Pending? No

Number: 2

Date: 3/25/2026

Subject: Change Order #2

Description: This Change Order includes circuitry revisions to the exit lighting due to updated code requirements.

Reason	Amount
Code Requests	\$2,296.83
TOTAL	\$2,296.83

Payments

Date	Doc. #	Amount	% Cmplt	Period To
1/13/2026	1	\$35,463.50	5%	12/31/2025
2/10/2026	2	\$8,550.00	6%	12/31/2025
3/10/2026	3	\$167,437.50	28%	2/28/2026
4/14/2026	4	\$492,155.47	91%	3/31/2026
		\$703,606.47		



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Certificate of Substantial Completion

PROJECT: <i>(name and address)</i> ICCSA City High Theater Lighting	CONTRACT INFORMATION: Contract For: General Construction Date: September 25, 2025	CERTIFICATE INFORMATION: Certificate Number: 001 Date: April 8, 2026
OWNER: <i>(name and address)</i> Iowa City Community School District 1137 S Riverside Drive Iowa City, IA 52246	ARCHITECT: <i>(name and address)</i> Design Engineers P.C. 8801 Prairie View Lane SW Suite 200 Cedar Rapids, IA 52404	CONTRACTOR: <i>(name and address)</i> Hawkeye Electrical Contractors 1710 Hawkeye Dr Hiawatha, Iowa 52233

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.)

Lighting upgrade at City High School in the Opstad Auditorium in Iowa City, IA. The lighting upgrade includes performance lighting and house lighting. The upgrade includes all new controls, relay panels, lighting instruments and associated cabling.

Design Engineers P.C.		Tiffany Koch, Electrical Engineer	April 2, 2026
ARCHITECT <i>(Firm Name)</i>	SIGNATURE	PRINTED NAME AND TITLE	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.)

Items included in the punchlist file dated 2026.04.03 and distributed on 2026.04.07

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 Twenty One (21) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$3,000.00

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:

Hawkeye Electrical
Contractors

CONTRACTOR (*Firm
Name*)

Iowa City Community
School District

OWNER (*Firm Name*)

Signed by:

Jesse Carson

SIGNATURE

Jesse Carson, Project
Manager

PRINTED NAME AND TITLE

4/9/2026

DATE

Ruthie Malone, Board
President

PRINTED NAME AND TITLE

DATE

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: \$4,014,530.74

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.

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	\$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
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	\$59,975.56
Unforeseen Conditions	\$3,187.44
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	\$3,784.19
District Request	\$9,177.11
TOTAL	\$87,278.51

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.

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

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.

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

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
4/28/2026	10	\$116,801.55	94%	3/31/2026
		\$3,732,705.53		

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	% Cmpl	Period To
3/10/2026	0012600766	\$6,381.34		1/31/2026
4/14/2026	0022600738	\$1,345.00		1/31/2026
		\$7,726.34		



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Change Order

PROJECT: <i>(Name and address)</i> 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: 007 Date: 04-21-2026
OWNER: <i>(Name and address)</i> City of Iowa City 410 East Washington Street Iowa City, IA 52240	ARCHITECT: <i>(Name and address)</i> Hitchcock Design Group 22 East Chicago Avenue, Suite #200 A Naperville, IL 60540	CONTRACTOR: <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