



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: 5/12/2026

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: \$15,500,000.00

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: Substantial Completion

ATTACHMENTS: Certificate of Substantial Completion

RECOMMENDATION: Recommend approval of Substantial Completion

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.

Appendix 9, Step 9

Approval Date: 5/12/2026

Pending? Yes

Retainage Release: \$555,360.68

Note: Partial Release

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	% Cmplt	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
4/14/2026	1173660-34	\$1,620.00		3/20/2026
		\$792,984.37		

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
Unforeseen Conditions	\$2,202.77
District Request	(\$4,470.84)
District Request	\$1,087.90
District Request	(\$1,122.90)
District Request	(\$1,802.99)
Unforeseen Conditions	\$1,427.15
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	\$382.90
District Request	\$1,712.62
Unforeseen Conditions	\$9,662.43
Unforeseen Conditions	\$3,594.96
Unforeseen Conditions	\$5,751.36

TOTAL	\$21,104.27
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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	\$27,501.00
District Request	\$2,913.48
District Request	(\$1,001.15)
District Request	\$4,231.61
District Request	\$6,977.87
Contractor Request	\$13,576.09
Unforeseen Conditions	\$5,021.12
Unforeseen Conditions	\$30,937.03
Unforeseen Conditions	\$1,574.90
Unforeseen Conditions	\$1,953.83
Unforeseen Conditions	\$3,835.00
District Request	\$31,484.74
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
District Request	(\$1,379.21)
Unforeseen Conditions	\$3,834.64
District Request	\$5,354.71
Unforeseen Conditions	\$28,048.19
Unforeseen Conditions	\$38,216.98
Unforeseen Conditions	\$9,243.90
District Request	\$8,040.07
Contractor Request	\$1,012.23
District Request	(\$195.01)
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
Unforeseen Conditions	\$8,992.33
Unforeseen Conditions	\$3,969.95
Unforeseen Conditions	\$4,762.17
Unforeseen Conditions	\$680.12
Unforeseen Conditions	\$3,024.46
District Request	\$1,727.27
District Request	\$4,837.12
District Request	(\$698.00)
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
Contractor Request	\$2,409.63
Unforeseen Conditions	\$1,585.76
Unforeseen Conditions	\$6,838.59
District Request	\$42,285.23
Contractor Request	\$4,640.44
District Request	\$2,636.28
District Request	(\$786.63)
Code Requests	\$5,127.07
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
District Request	(\$3,816.00)
District Request	\$60,985.96
Unforeseen Conditions	\$2,248.90
District Request	(\$591.70)
District Request	\$808.51
Unforeseen Conditions	\$7,614.84
Unforeseen Conditions	\$1,604.05
District Request	\$972.15
Contractor Request	\$6,534.41
Code Requests	\$2,601.04
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	\$37,618.20
Code Requests	\$3,186.78
District Request	\$2,157.07
Code Requests	\$1,503.48
Unforeseen Conditions	\$1,635.73
Unforeseen Conditions	\$2,225.14
Unforeseen Conditions	\$30,140.37
Unforeseen Conditions	(\$1,597.50)
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
Unforeseen Conditions	\$4,136.91
Unforeseen Conditions	\$1,768.64
Code Requests	\$6,614.41
District Request	\$2,484.88
District Request	\$965.91
Code Requests	\$11,310.90
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
District Request	(\$6,300.00)
Unforeseen Conditions	(\$4,621.58)
District Request	\$7,528.70
Unforeseen Conditions	\$5,707.71
District Request	\$1,771.47
District Request	\$3,982.93
District Request	\$4,034.83
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	\$8,934.12
District Request	(\$20,161.50)
District Request	\$2,532.73
Unforeseen Conditions	\$651.94
District Request	\$486.98
TOTAL	(\$7,555.73)

Change Authorization Request

Approval Date: 3/10/2026

Pending? No

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	(\$7,000.00)
District Request	(\$2,000.00)
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
3/24/2026	26	\$77,098.18	95%	3/4/2026
6/9/2026	27	\$555,360.68	99%	3/13/2026
		\$13,957,213.96		

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	

Payments

Date	Doc. #	Amount	% Cmpl	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		



AIA® Document G704® – 2017

Certificate of Substantial Completion

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

CERTIFICATE INFORMATION:

Certificate Number: 001
Date: May 04, 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 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.)*

Entirety of the project, except the work to be completed or corrected below.

ARCHITECT (Signature)

BY: Evan T. Hofland

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

March 13, 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.)

Warranties in area D excluding any warranties associated with area D entrance including but not limited to the retaining wall, retaining wall cap, retaining wall handrail, and sidewalk to begin on 09-02-2024. Warranties in area L to commence on 10-15-2024. Warranties in area C to commence on 01-13-2025. Warranties in area B, H, & J to commence on 08-25-2025.

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.)*

Repair or replacement of retaining wall, retaining wall cap, retaining wall handrail, and sidewalk at the front entrance to adhere to the drawings or owner accepted alternative.

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 One Hundred Twenty-Five (125) days from the above date of Substantial Completion.

Cost estimate of Work to be completed or corrected: \$150,000.00

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:

CONTRACTOR (Signature)

(Printed name and title)

5.4.26
Date

OWNER (Signature)

(Printed name and title)

Date