



**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:** Summary of Appendix 9 Approval Requests and Project Updates

**Appendix 9 Approval Requests**

**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):** 10

**Recommendation:** Recommend the District accept the project as complete

**Recommended Approval Amount:** \$38,849.26

**HVAC Upgrades**

**Project Description:** This project is part of Facility Master Plan 2.0 and includes replacement of HVAC systems to upgrade the remainder of the building to a geothermal HVAC system. Other work to support the installation of the new HVAC system is anticipated to include electrical service and distribution upgrades to support new geothermal HVAC equipment.

**Total Project Budget:** \$2,500,000.00

**Sub Project:** 2023 Lemme ES HVAC Upgrades

**Step(s):** 10

**Recommendation:** Recommend the District accept the project as complete

**Recommended Approval Amount:** \$107,581.47

**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.

**Total Project Budget:** \$15,500,000.00

**Sub Project:** West High Renovation - Phase 3

**Step(s):** 9

**Recommendation:** Recommend approval of Substantial Completion

**Recommended Approval Amount:** \$555,360.68



**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?** No

**Retainage Release:** \$0.00

**Note:** Substantially Complete as of 4/2/26

**Appendix 9, Step 10**

**Approval Date:** 5/12/2026

**Pending?** Yes

**Retainage Release:** \$38,849.26

**Note:**

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**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:**

<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>
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
		<b>\$61,586.84</b>		

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**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.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$7,358.39
<b>TOTAL</b>	<b>\$7,358.39</b>

**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.

<b>Reason</b>	<b>Amount</b>
Code Requests	\$2,296.83
<b>TOTAL</b>	<b>\$2,296.83</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmplt</b>	<b>Period To</b>
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
6/9/2026	6	\$38,849.26	100%	4/30/2026
6/9/2026	5	\$34,529.49	95%	4/30/2026
		<b>\$776,985.22</b>		



**Contract:** Design Contract

**Firm:** Shive-Hattery, Inc.

**Amount** \$130,000.00

**Funding:** SAVE

**Note:**

**Appendix 9, Step 3**

**Approval Date:** 2/28/2023

**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:** 2/28/2023

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:**

**Appendix 9, Step 6**

**Approval Date:** 2/28/2023

**Pending?** No

**Publication Date:** 3/1/2023

**Public Hearing Date:** 3/28/2023

**Publication Name:** Press Citizen

**Note:**

**Appendix 9, Step 7**

**Approval Date:** 4/11/2023

**Pending?** No

**Bid Date/Time:** 3/30/2023 2:00 PM

**Bid Location:** Facilities Management

**Contract Description:** Construction Contract

**Contractor:** Tricon General Construction

**Amount** \$2,090,000.00

**Funding Source:** SAVE

**Note:** The District received two bids on 3/30/2023 for the Lemme ES HVAC Upgrade project. The bids were \$2,090,000 and \$2,110,000, with Tricon General Construction of Cedar Rapids, Iowa being the low bidder.

**Appendix 9, Step 9**

**Approval Date:** 9/23/2025

**Pending?** No

**Retainage Release:** \$0.00

**Note:**

**Appendix 9, Step 10**

**Approval Date:** 5/12/2026

**Pending?** Yes

**Retainage Release:** \$107,581.47

**Note:**

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**Contract**

**Description:** Design Contract

**Contract with:** Shive-Hattery, Inc.

**Funding source:** SAVE

**Initial contract amount:** \$130,000.00

**Current contract amount:** \$130,000.00

**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>
12/23/2022	2112207840-1	\$26,000.00	20%	12/16/2022
2/14/2023	2112207840-2	\$19,500.00	35%	1/20/2023
2/28/2023	2112207840-3	\$48,750.00	72%	2/17/2023
4/11/2023	2112207840-4	\$9,750.00	80%	3/17/2023
5/9/2023	2112207840-5	\$4,655.38	81%	4/21/2023
6/13/2023	2112207840-6	\$1,300.00		4/30/2023
7/18/2023	2112207840-7	\$2,600.00		6/23/2023
8/22/2023	2112207840-8	\$2,600.00		7/30/2023
9/26/2023	2112207840-9	\$5,200.00	90%	9/8/2023
11/14/2023	2112207840-10	\$2,600.00	92%	10/13/2023
12/12/2023	2112207840-11	\$2,600.00	94%	11/17/2023
2/13/2024	2112207840-12	\$1,300.00	95%	1/19/2024
8/13/2024	2112207840-13	\$2,600.00	97%	7/19/2024
10/8/2024	2112207840-14	\$1,300.00	98%	9/13/2024
11/12/2024	2112207840-15	\$1,300.00	99%	10/18/2024
3/10/2026	2112207840-17	\$780.00	100%	2/6/2026
		<b>\$132,835.38</b>		

**Contract**

**Description:** Construction Contract

**Contract with:** Tricon General Construction

**Funding source:** SAVE

**Initial contract amount:** \$2,090,000.00

**Current contract amount:** \$2,151,629.49

**Change Authorization Request**

**Approval Date:** 9/12/2023

**Pending?** No

**Number:** 1

**Date:** 8/30/2023

**Subject:** Change Order #1

**Description:** This change order is for increased wire size to meet Mid-American's requirements.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$16,164.66
<b>TOTAL</b>	<b>\$16,164.66</b>

**Change Authorization Request**

**Approval Date:** 12/12/2023

**Pending?** No

**Number:** 2

**Date:** 11/30/2023

**Subject:** Change Order #2

**Description:** This Change Order was issued because Midamerican is requiring the service to Lemme be revised.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$29,658.84
<b>TOTAL</b>	<b>\$29,658.84</b>

**Change Authorization Request**

**Approval Date:** 7/23/2024

**Pending?** No

**Number:** 3

**Date:** 7/8/2024

**Subject:** Change Order #3

**Description:** This Change Order is for sprinkler repairs and replacement of a condensate line.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$2,809.95
Unforeseen Conditions	\$631.08
<b>TOTAL</b>	<b>\$3,441.03</b>

**Change Authorization Request**

**Approval Date:** 2/25/2025

**Pending?** No

**Number:** 4

**Date:** 2/6/2025

**Subject:** Change Order #4

**Description:** This Change Order was for a temporary feed to the penthouse unit since the service was delayed.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$1,771.35
<b>TOTAL</b>	<b>\$1,771.35</b>

**Change Authorization Request**

**Approval Date:** 8/26/2025

**Pending?** No

**Number:** 5

**Date:** 8/5/2025

**Subject:** Change Order #5

**Description:** This Change Order includes additional time and materials to patch the existing ventilation system.

<b>Reason</b>	<b>Amount</b>
District Request	\$10,593.61
<b>TOTAL</b>	<b>\$10,593.61</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
10/10/2023	1	\$259,885.66	12%	8/31/2023
11/14/2023	2	\$234,171.72	23%	9/30/2023
12/22/2023	3	\$77,298.79	27%	11/30/2023
1/23/2024	4	\$375,847.65	44%	12/31/2023
4/9/2024	5	\$46,677.72	47%	1/31/2024
5/28/2024	6	\$71,976.84	50%	3/31/2024
6/25/2024	7	\$136,345.54	56%	4/30/2024
9/10/2024	8	\$220,927.09	67%	6/30/2024
10/22/2024	9	\$137,601.97	73%	9/30/2024
11/26/2024	10	\$214,558.70	83%	10/31/2024
12/18/2024	11	\$63,386.93	86%	9/30/2024
2/11/2025	10	\$122,380.66	92%	12/4/2024
2/25/2025	13	\$71,242.03	95%	12/31/2024
3/24/2026	14R	\$11,746.72	95%	3/4/2026
6/9/2026	15	\$107,581.47	100%	4/28/2026
		<b>\$2,151,629.49</b>		



**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.

<b>Reason</b>	<b>Amount</b>
District Request	\$255,000.00
<b>TOTAL</b>	<b>\$255,000.00</b>

**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.

<b>Reason</b>	<b>Amount</b>
District Request	\$94,000.00
<b>TOTAL</b>	<b>\$94,000.00</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
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
		<b>\$792,984.37</b>		

**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
<b>TOTAL</b>	

**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
		<b>\$23,365.00</b>		

**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
<b>TOTAL</b>	

**Payments**

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

**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.

<b>Reason</b>	<b>Amount</b>
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
<b>TOTAL</b>	<b>(\$2,678.91)</b>

**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.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$382.90
District Request	\$1,712.62
Unforeseen Conditions	\$9,662.43
Unforeseen Conditions	\$3,594.96
Unforeseen Conditions	\$5,751.36

<b>TOTAL</b>	<b>\$21,104.27</b>
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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.

<b>Reason</b>	<b>Amount</b>
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
<b>TOTAL</b>	<b>\$133,788.20</b>

**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.

<b>Reason</b>	<b>Amount</b>
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)
<b>TOTAL</b>	<b>\$92,176.50</b>

**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.

<b>Reason</b>	<b>Amount</b>
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)
<b>TOTAL</b>	<b>\$27,295.42</b>

**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.

<b>Reason</b>	<b>Amount</b>
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)
<b>TOTAL</b>	<b>\$63,776.37</b>

**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.

<b>Reason</b>	<b>Amount</b>
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
<b>TOTAL</b>	<b>\$78,962.16</b>

**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.

<b>Reason</b>	<b>Amount</b>
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)
<b>TOTAL</b>	<b>\$76,869.27</b>

**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.

<b>Reason</b>	<b>Amount</b>
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
<b>TOTAL</b>	<b>\$38,372.35</b>

**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.

<b>Reason</b>	<b>Amount</b>
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
<b>TOTAL</b>	<b>\$12,104.06</b>

**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.

<b>Reason</b>	<b>Amount</b>
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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
<b>TOTAL</b>	<b>(\$7,555.73)</b>

**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.

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

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
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
		<b>\$13,957,213.96</b>		

**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
<b>TOTAL</b>	

**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
		<b>\$24,565.00</b>		

**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
<b>TOTAL</b>	

**Payments**

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



# 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

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OWNER (Signature)

(Printed name and title)

Date