



**Appendix 9, Step 3**

**Approval Date:** 1/9/2024

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:** Schematic Design approval

**Appendix 9, Step 4**

**Approval Date:** 1/9/2024

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:** Design Development approval

**Appendix 9, Step 5**

**Approval Date:** 2/27/2024

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:**

**Appendix 9, Step 6**

**Approval Date:** 2/27/2024

**Pending?** No

**Publication Date:** 2/28/2024

**Public Hearing Date:** 3/26/2024

**Publication Name:** Press Citizen

**Note:**

**Appendix 9, Step 7**

**Approval Date:** 4/23/2024

**Pending?** No

**Bid Date/Time:** 4/8/2024 2:00 PM

**Bid Location:** ICCSD Facilities Ma

**Contract Description:** Construction Contract

**Contractor:** Peak Construction Group

**Amount** \$3,780,000.00

**Funding Source:** SAVE

**Note:** On April 8th the District received 8 bids for the Lucas ES gym addition. The bids ranged from \$3,780,000 to \$4,210,000, with Peak Construction Group of North Liberty, Iowa being the lowest responsible bidder.

**Appendix 9, Step 9**

**Approval Date:** 12/9/2025

**Pending?** No

**Retainage Release:**

**Note:**

**Appendix 9, Step 10**

**Approval Date:** 6/9/2026

**Pending?** Yes

**Retainage Release:** \$24,999.63

**Note:**

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**Contract**

**Description:** Design Contract

**Contract with:** OPN Architects, Inc.

**Funding source:** SAVE

**Initial contract amount:** \$120,000.00

**Current contract amount:** \$302,400.00

**Change Authorization Request**

**Approval Date:** 5/14/2024

**Pending?** No

**Number:** 1

**Date:** 4/15/2024

**Subject:** Design Amendment #1

**Description:** The budget was increased with the additional scope of the project and the current bid environment. The original estimate of \$1,500,000 changed to a bid price of \$3,780,000, with OPN Architects fee set at 8% of that construction cost.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$182,400.00
<b>TOTAL</b>	<b>\$182,400.00</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
11/14/2023	23410000-1	\$13,500.00		9/30/2023
2/13/2024	23410000-2	\$4,500.00		11/28/2023
2/13/2024	23410000-3	\$22,500.00		12/31/2023
3/26/2024	23410000-4	\$46,710.12		2/29/2024
4/23/2024	23410000-5	\$2,250.00		3/31/2024
5/28/2024	23410000-6	\$750.00		4/30/2024
7/23/2024	23410000-7	\$2,100.00		6/30/2024
8/27/2024	23410000-8	\$8,316.00		7/31/2024
9/24/2024	23410000-9	\$141,336.00	80%	8/31/2024
10/22/2024	23410000-10	\$4,536.00	81%	9/30/2024
11/26/2024	23410000-11	\$4,536.00	83%	10/31/2024
12/10/2024	23410000-12	\$4,536.00	84%	11/30/2024
1/28/2025	23410000-13	\$5,911.20	86%	12/31/2024
3/11/2025	23410000-14	\$3,183.60	88%	1/31/2025
3/25/2025	23410000-15	\$4,558.80	89%	2/28/2025
4/22/2025	23410000-16	\$4,946.40	91%	3/31/2025
5/13/2025	23410000-17	\$5,448.00	92%	4/30/2025
6/25/2025	23410000-18	\$5,448.00	94%	5/31/2025
7/22/2025	23410000-19	\$5,448.00	96%	6/30/2025
8/12/2025	23410000-20	\$5,448.00	98%	7/31/2025
9/23/2025	23410000-21	\$5,448.00	99%	8/31/2025
10/14/2025	23410000-22	\$600.00	99%	9/30/2025
2/24/2026	23410000-23	\$600.00	100%	1/31/2026
		<b>\$302,610.12</b>		

**Contract**

**Description:** Geotechnical

**Contract with:** Terracon

**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**

Date	Doc. #	Amount	% Cmpl	Period To
1/23/2024	TK52751	\$9,209.52		12/23/2023
		<b>\$9,209.52</b>		

**Contract**

**Description:** Testing and Balancing

**Contract with:** System Works LLC

**Funding source:** SAVE

**Initial contract amount:** \$7,500.00

**Current contract amount:** \$7,500.00

**Change Authorization Request**

**Approval Date:**

**Pending?** No

**Number:**

**Date:**

**Subject:**

**Description:**

Reason	Amount
<b>TOTAL</b>	

**Payments**

Date	Doc. #	Amount	% Cmpl	Period To
10/22/2024	12031	\$1,000.00		9/30/2024
1/13/2026	12715	\$6,500.00	100%	12/31/2025
		<b>\$7,500.00</b>		

**Contract**

**Description:** Commissioning

**Contract with:** System Works LLC

**Funding source:** SAVE

**Initial contract amount:** \$22,680.00

**Current contract amount:** \$22,680.00

**Change Authorization Request**

**Approval Date:**

**Pending?** No

**Number:**

**Date:**

**Subject:**

**Description:**

Reason	Amount

<b>TOTAL</b>	
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**Payments**

Date	Doc. #	Amount	% Cmpl	Period To
3/26/2024	11667	\$1,620.00		2/28/2024
10/22/2024	12030	\$4,590.00		9/30/2024
3/11/2025	12220	\$3,375.00		1/31/2025
7/22/2025	12443	\$1,620.00		6/30/2025
4/14/2026	12850	\$11,475.00		3/31/2026
		<b>\$22,680.00</b>		

**Contract**

**Description:** Construction Contract

**Contract with:** Peak Construction Group

**Funding source:** SAVE

**Initial contract amount:** \$3,780,000.00

**Current contract amount:** \$3,938,754.46

**Change Authorization Request**

**Approval Date:** 9/24/2024

**Pending?** No

**Number:** 1

**Date:** 9/3/2024

**Subject:** Change Order #1

**Description:** This Change Order includes an additional storm shelter exit door required per code, as well as additional reinforcing for precast footings.

Reason	Amount
District Request	(\$6.00)
Code Requests	\$677.70
Unforeseen Conditions	\$6,194.50
Code Requests	\$33,069.38
<b>TOTAL</b>	<b>\$39,935.58</b>

**Change Authorization Request**

**Approval Date:** 11/12/2024

**Pending?** No

**Number:** 2

**Date:** 10/28/2024

**Subject:** Change Order #2

**Description:** This Change Order is for color added to the precast walls, added demo expenses, and door upgrades for the storm shelter.

Reason	Amount
Unforeseen Conditions	\$2,963.95
Unforeseen Conditions	\$485.53
Code Requests	\$5,661.20

District Request	\$2,858.10
<b>TOTAL</b>	<b>\$11,968.78</b>

**Change Authorization Request**

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

**Pending?** No

**Number:** 3

**Date:** 1/31/2025

**Subject:** Change Order #3

**Description:** This Change Order is for extra heat pump work, adding a waste disposal unit, rerouting pipes and ductwork, upgrading paint, and for upgrades to the roof to meet District standards.

<b>Reason</b>	<b>Amount</b>
Unforeseen Conditions	\$2,229.54
Unforeseen Conditions	\$7,202.31
District Request	\$2,029.43
Unforeseen Conditions	\$6,945.83
District Request	\$6,496.86
Unforeseen Conditions	\$5,021.81
District Request	\$44,245.42
<b>TOTAL</b>	<b>\$74,171.20</b>

**Change Authorization Request**

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

**Pending?** No

**Number:** 4

**Date:** 8/18/2025

**Subject:** Change Order #4

**Description:** This Change Order includes a deduct for concrete staining, as well as revisions to the fence and ERU dampers, and the addition of an exterior ladder.

<b>Reason</b>	<b>Amount</b>
District Request	\$2,219.76
District Request	\$10,705.96
District Request	(\$2,858.10)
District Request	\$652.82
District Request	\$22.40
District Request	\$840.12
District Request	\$1,680.24
District Request	\$831.07
Unforeseen Conditions	\$288.07
Unforeseen Conditions	\$10,965.35
District Request	\$2,923.63
<b>TOTAL</b>	<b>\$28,271.32</b>

**Change Authorization Request**

**Approval Date:** 12/9/2025

**Pending?** No

**Number:** 5

**Date:** 12/1/2025

**Subject:** Change Order #5

**Description:** This Change Order includes revisions to a door sweep and the addition of a card reader.

<b>Reason</b>	<b>Amount</b>
District Request	\$2,882.59
Code Requests	\$1,524.99
<b>TOTAL</b>	<b>\$4,407.58</b>

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
8/13/2024	2	\$409,203.71	12%	7/31/2024
8/13/2024	1	\$60,827.66	2%	6/30/2024
9/10/2024	3	\$336,706.29	21%	8/31/2024
10/22/2024	4	\$208,044.33	26%	9/30/2024
11/12/2024	5	\$379,455.84	36%	10/31/2024
12/18/2024	6	\$138,644.55	40%	11/30/2024
1/28/2025	7	\$333,821.64	49%	12/31/2024
2/25/2025	8	\$336,233.69	57%	1/31/2025
4/8/2025	9	\$215,724.01	62%	2/28/2025
5/27/2025	11	\$215,584.51	72%	4/30/2025
5/27/2025	10	\$195,435.05	67%	3/31/2025
6/10/2025	12	\$292,997.49	80%	5/31/2025
7/22/2025	13	\$202,459.65	85%	6/30/2025
8/26/2025	14	\$131,879.90	89%	7/31/2025
10/14/2025	15	\$280,611.22	95%	8/31/2025
1/13/2026	16	\$4,187.58	95%	12/31/2025
3/10/2026	17	\$171,937.71	99%	2/28/2026
6/9/2026	18	\$24,999.63	100%	5/29/2026
		<b>\$3,938,754.46</b>		

**Contract**

**Description:** Construction Observation

**Contract with:** Terracon

**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>
8/27/2024	TM47541	\$2,243.75		8/3/2024
9/24/2024	TM63460	\$3,326.00		8/31/2024
11/26/2024	TM93550	\$5,122.25		10/26/2024
12/18/2024	TN05494	\$1,848.50		11/23/2024
1/14/2025	TN19890	\$953.75		12/21/2024
2/11/2025	TN32308	\$6,038.50		1/18/2025
3/11/2025	TN45427	\$4,310.50		2/24/2025
7/22/2025	TP09987	\$3,945.50		6/21/2025
8/12/2025	TP22056	\$4,016.25		7/12/2025
		<b>\$31,805.00</b>		