



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: 6/9/2026
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: 2024 Building Renovation - Phase 2

Step(s): 8

Recommendation: Recommend approval of Change Order #14

Recommended Approval Amount: (\$3,606.62)

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 #8

Recommended Approval Amount: \$104,839.51

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: 2024 Wickham ES HVAC Upgrades

Step(s): 8

Recommendation: Recommend approval of Change Order #4

Recommended Approval Amount: \$6,036.96

Liberty HS - Soccer Field Lighting

Project Description: This FMP 2.3 project will consist of adding field lighting to the Liberty High Soccer Field.

Total Project Budget: \$500,000.00

Sub Project: 2025 Soccer Field Lighting

Step(s): 10

Recommendation: Recommend the District accept the project as complete

Recommended Approval Amount: \$14,637.50

Lucas Gym Addition

Project Description: This addition is part of FMP 2.0 and will include an approximately 5,000 square foot gym addition.

Total Project Budget: \$1,250,000.00

Sub Project: Lucas Gym Addition

Step(s): 10

Recommendation: Recommend the District accept the project as complete

Recommended Approval Amount: \$24,999.63

Des Moines, Iowa. The design proposal is for \$375,000.

Appendix 9, Step 3

Approval Date: 5/14/2024

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 5/14/2024

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 5/28/2024

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 5/28/2024

Pending? No

Publication Date: 5/29/2024

Public Hearing Date: 6/11/2024

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 7/23/2024

Pending? No

Bid Date/Time: 6/25/2024 2:00 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: Peak Construction Group

Amount \$4,060,500.00

Funding Source: SAVE

Note: Award of Contract - On 6/25/24 the District received ten bids for the Center For Innovation second floor and classroom renovation project. The base bids ranged from \$3,956,00 to \$5,995,000, with Peak Construction Group of North Liberty, Iowa being the low bidder. The District has chosen to take the two alternates for terrazzo and to add to the snow melt system at a cost of \$104,500.

Appendix 9, Step 9

Approval Date: 11/11/2025

Pending? No

Retainage Release:

Note:

Contract

Description: Design Agreement

Contract with: SVPA Architects Inc.

Funding source: SAVE

Initial contract amount: \$375,000.00

Current contract amount: \$375,000.00

Change Authorization Request

Approval Date: 9/24/2024

Pending? No

Number: 1

Date: 9/12/2024

Subject: Amendment #1

Description: The District has requested several changes to the design of the lower level classrooms, additional storm shelter windows, and miscellaneous wall and door revisions, all after the project was bid and accepted. These additional service requests will be billed on an hourly rate basis on future invoices.

Reason	Amount
District Request	\$0.00
TOTAL	\$0.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
3/26/2024	39350	\$32,812.50	9%	3/3/2024
4/23/2024	39477	\$91,876.00	33%	3/31/2024
5/14/2024	39517	\$81,562.50	55%	4/28/2024
6/25/2024	39592	\$75,000.00	75%	6/2/2024
7/23/2024	39725	\$31,665.24	80%	6/30/2024
8/27/2024	39789	\$8,131.00	82%	8/4/2024
9/24/2024	39846	\$7,500.00	84%	9/1/2024
10/22/2024	39928	\$11,250.00	87%	9/29/2024
11/26/2024	40003	\$11,250.00	90%	11/3/2024
12/18/2024	40099	\$11,250.00	93%	12/1/2024
1/28/2025	40168	\$7,500.00	95%	1/5/2025
2/25/2025	40256	\$9,750.00	98%	2/2/2025
3/25/2025	40338	\$5,250.00		3/2/2025
4/22/2025	40386	\$2,250.00		3/31/2025
7/22/2025	40651	\$1,173.75		6/29/2025
4/28/2026	41222	\$750.00	100%	3/31/2026
		\$388,970.99		

Contract

Description: Construction Contract

Contract with: Peak Construction Group

Funding source: SAVE

Initial contract amount: \$4,060,500.00

Current contract amount: \$4,872,753.08

Change Authorization Request

Approval Date: 11/12/2024

Pending? No

Number: 1

Date: 11/5/2024

Subject: Change Order #1

Description: This Change Order is for door and electrical revisions, and changes to the HVAC system.

Reason	Amount
Unforeseen Conditions	\$28,650.76
Unforeseen Conditions	\$836.17
District Request	\$3,152.84
District Request	\$15,709.21
Contractor Request	\$31,954.39
Unforeseen Conditions	\$999.77
TOTAL	\$81,303.14

Change Authorization Request

Approval Date: 12/10/2024

Pending? No

Number: 2

Date: 12/2/2024

Subject: Change Order #2

Description: This Change Order is for changes at the District's request, such as furring out the Boardroom wall, adding a door to the conference room, changing office layout, adding casework, and adding daylight. There is an extra for a drain and fire suppression.

Reason	Amount
Code Requests	\$12,735.64
District Request	\$5,779.70
District Request	\$4,081.57
District Request	\$7,825.12
District Request	\$74,761.83
Code Requests	\$5,695.19
District Request	\$10,270.89
TOTAL	\$121,149.94

Change Authorization Request

Approval Date: 1/14/2025

Pending? No

Number: 3

Date: 1/7/2025

Subject: Change Order #3

Description: This Change Order is for added windows, branding, change in case work, added security, IT updates and for doors and hardware.

Reason	Amount
District Request	\$14,418.40
District Request	
Unforeseen Conditions	\$1,131.36
District Request	\$3,539.72
District Request	\$63,332.47
Unforeseen Conditions	\$2,545.66
District Request	\$38,297.82
District Request	\$9,669.20
District Request	\$3,739.56
TOTAL	\$136,674.19

Change Authorization Request

Approval Date: 2/11/2025

Pending? No

Number: 4

Date: 2/3/2025

Subject: Change Order #4

Description: This Change Order is for improving the A/C to the existing IT rooms, adding snowmelt equipment to the patio, extending walls, and for changing sink locations.

Reason	Amount
District Request	\$972.26
District Request	\$8,843.55
District Request	\$78,502.86
District Request	\$19,165.64
District Request	\$5,985.10
Unforeseen Conditions	(\$814.22)
TOTAL	\$112,655.19

Change Authorization Request

Approval Date: 3/11/2025

Pending? No

Number: 5

Date: 2/25/2025

Subject: Change Order #5

Description: This Change Order includes additional membrane coverage for the terrazzo flooring, basement revisions, and a roof drain re-route.

Reason	Amount
Unforeseen Conditions	\$3,425.18
District Request	\$273.66
District Request	\$6,525.73
Unforeseen Conditions	\$10,263.70
District Request	\$35,051.91
TOTAL	\$55,540.18

Change Authorization Request

Approval Date: 3/25/2025

Pending? No

Number: 6

Date: 3/18/2025

Subject: Change Order #6

Description: This Change Order consists of additional District requested items, including sound masking, stair carpeting, hardware/door revisions, and room modifications.

Reason	Amount
District Request	\$76,802.58
District Request	\$14,963.93
District Request	\$16,774.46
District Request	\$19,365.50

TOTAL	\$127,906.47
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Change Authorization Request

Approval Date: 4/22/2025

Pending? No

Number: 7

Date: 3/31/2025

Subject: Change Order #7

Description: This Change Order includes door & basement revisions, as requested by the District. There was also a deduct for a water stop correction.

Reason	Amount
Unforeseen Conditions	(\$254.71)
District Request	\$8,018.31
District Request	\$15,957.43
Unforeseen Conditions	\$2,251.05
District Request	\$7,882.78
TOTAL	\$33,854.86

Change Authorization Request

Approval Date: 5/13/2025

Pending? No

Number: 8

Date: 4/30/2025

Subject: Change Order #8

Description: This Change Order includes revisions to the lower level sprinklers, in addition to office changes for the Health Services staff. The District also requested some additional doors, as well as an exterior concrete pad.

Reason	Amount
District Request	\$2,003.83
Contractor Request	\$0.00
District Request	\$3,491.02
District Request	\$1,445.11
District Request	\$53,686.04
District Request	\$44,592.26
District Request	\$1,811.42
Code Requests	\$3,671.46
TOTAL	\$110,701.14

Change Authorization Request

Approval Date: 6/10/2025

Pending? No

Number: 9

Date: 6/3/2025

Subject: Change Order #9

Description: This Change Order includes District requested revisions to doors and hardware, as well as a patio roof panel.

Reason	Amount
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District Request	\$2,743.28
District Request	\$1,237.71
District Request	\$2,089.62
TOTAL	\$6,070.61

Change Authorization Request

Approval Date: 8/12/2025

Pending? No

Number: 10

Date: 7/14/2025

Subject: Change Order #10

Description: This Change Order includes a deduct for electrical revisions, and changes to a custodial closet door in the lower level.

Reason	Amount
District Request	\$6,018.92
District Request	(\$1,527.45)
TOTAL	\$4,491.47

Change Authorization Request

Approval Date: 9/9/2025

Pending? No

Number: 11

Date: 8/28/2025

Subject: Change Order #11

Description: This Change Order includes a deduct for casework labor, and revisions to the patio railing system and manufacturer.

Reason	Amount
District Request	(\$83,950.00)
District Request	\$104,531.96
District Request	(\$1,379.84)
TOTAL	\$19,202.12

Change Authorization Request

Approval Date: 9/23/2025

Pending? No

Number: 12

Date: 9/16/2025

Subject: Change Order #12

Description: This Change Order includes a District request for sink revisions, and as well as changes to the smoke and storm shelter dampers.

Reason	Amount
Code Requests	\$2,742.50
Code Requests	\$2,241.40
District Request	\$363.70
TOTAL	\$5,347.60

Change Authorization Request

Approval Date: 11/11/2025

Pending? No

Number: 13

Date: 10/27/2025

Subject: Change Order #13

Description: This Change Order includes additional costs for a flooring revision in the lower level.

Reason	Amount
District Request	\$962.79
TOTAL	\$962.79

Change Authorization Request

Approval Date: 6/9/2026

Pending? Yes

Number: 14

Date: 5/27/2026

Subject: Change Order #14

Description: This Change Order includes a deduct for repairs of parking lot conduit and sod revisions, and an addition for snowmelt system modifications.

Reason	Amount
District Request	(\$2,859.24)
District Request	(\$3,500.00)
Unforeseen Conditions	\$2,752.62
TOTAL	(\$3,606.62)

Payments

Date	Doc. #	Amount	% Cmpl	Period To
10/8/2024	1	\$484,244.45	12%	9/30/2024
11/12/2024	2	\$359,058.34	21%	10/31/2024
12/10/2024	3	\$1,030,064.66	44%	11/30/2024
1/14/2025	4	\$610,943.20	58%	12/31/2024
2/11/2025	5	\$286,729.26	63%	1/31/2025
5/13/2025	6	\$448,042.95	70%	2/28/2025
5/13/2025	7	\$345,084.62	76%	3/31/2025
5/13/2025	8	\$176,793.35	79%	4/30/2025
6/10/2025	9	\$194,651.08	81%	5/31/2025
7/22/2025	10	\$170,483.27	85%	6/30/2025
8/12/2025	11	\$169,634.05	88%	7/31/2025
9/9/2025	12	\$126,811.73	91%	8/31/2025
10/28/2025	13	\$79,136.99	92%	9/30/2025
11/11/2025	14	\$28,287.50	93%	10/31/2025
12/18/2025	15	\$21,690.96	93%	11/30/2025
2/10/2026	16	\$45,754.40	94%	1/31/2026
2/10/2026	17	\$42,177.55	95%	1/31/2026
4/28/2026	18	\$6,778.25	95%	3/31/2026
6/9/2026	19	\$6,175.00	95%	5/31/2026
		\$4,632,541.61		



AIA[®]

Document G701[®] – 2017

Change Order

PROJECT: *(Name and address)*
ICCSA Center for Innovation
1255 North Dubuque Road
Iowa City, IA 52246

CONTRACT INFORMATION:
Contract For: General Construction
Date: July 23, 2024

CHANGE ORDER INFORMATION:
Change Order Number: 014
Date: May 27, 2026

OWNER: *(Name and address)*
Iowa City Community School District

1725 North Dodge Street
Iowa City, IA 52245

ARCHITECT: *(Name and address)*
Savage-Ver Ploeg & Associates, Inc. dba
SVPA Architects Inc.
1466 28th Street, Suite 200
West Des Moines, IA 50266

CONTRACTOR: *(Name and address)*
Peak Construction Group

660 Liberty Way, Unit C
North Liberty, IA 52317

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.)

1. Add Parking Lot Damaged Conduit changes as detailed in three invoices attached. Cost includes \$200 for stock wire and \$2,174.00 for labor. Deduct \$2,859.24
2. Add Sod changes as detailed in attached PCO 069. Deduct \$3,500.00
3. Add Snowmelt System changes as detailed in attached PCO 071. Add \$2,752.62

The original Contract Sum was	\$ 4,060,500.00
The net change by previously authorized Change Orders	\$ 815,859.70
The Contract Sum prior to this Change Order was	\$ 4,876,359.70
The Contract Sum will be decreased by this Change Order in the amount of	\$ 3,606.62
The new Contract Sum including this Change Order will be	\$ 4,872,753.08

The Contract Time will be unchanged by Zero (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: B. Vitus Bering, AIA, President

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

5/27/2025

Date

CONTRACTOR *(Signature)*

BY: Steve Oyen, Vice President

(Printed name and title)

Date

OWNER *(Signature)*

BY: Ruthina Malone, President,
Board of Education

(Printed name and title)

Date



And Party Shoppe

227 Kirkwood Ave
Iowa City, IA 52240

319-338-9711

facebook.com/AeroRental AeroRental.com



Status: Closed

Invoice #: 369727

Invoice Date: Tue 5/19/2026

Date Out: Mon 5/18/2026 9:55AM

Operator: Dave

Terms: On Account

Customer #: 2238

Iowa City Community Schools

Phone 319-688-1000

2255 North Dubuque Rd

Job Descr: CFI

Iowa City, IA 52245

Ordered By: Travis Carson 319 383-3946

Picked up by: Travis Carson

Email Invoice

Qty	Items Rented	Each	Status	Returned Date	Price
1	Yanmar 35 Mini Hoe #2 W/Thumb 24" Bucket Meter Out: 1793.7 Meter In: 1796.9 Total hours on meter: 3.2 1day \$370.00 1week \$1,110.00 4weeks \$3,330.00	\$370.00	Returned	Tue 5/19/2026 10:01AM	\$370.00
Qty	Items Sold	Each			Price
4.2	Diesel - Off Road Fuel	\$6.75			\$28.35

**Please pay from this invoice. Thank you for your business.
Card Payments will incur a 3% convenience fee.**

Rental Contract

- SEE THE REVERSE SIDE FOR ADDITIONAL TERMS AND CONDITIONS. This is a contract . The reverse side of this contract contains important terms and conditions including lessor's disclaimer from all liability for injury or damage and details of customer's obligations.
- This agreement supercedes any purchase order or other document provided by you to us.
- Minimum rental will be charged if equipment leaves our premises.
- You are renting Equipment "AS IS".
- In the event that any Equipment is damaged, becomes unsafe, malfunctions, or requires repair, immediately discontinue the use thereof and contact us immediately. You will be charged for all time preceeding you contact us.
- You may be subject to civil and criminal penalties if you fail to return the rented property.

Damage Waiver is 10% of the gross rental charges.

I agree to be bound by the terms of this Agreement which includes the tems and conditions printed the reverse side hereof.

Signature:

Travis Carson

Rental:	\$370.00
Damage Waiver:	\$37.00
Sales:	\$28.35
Subtotal:	\$435.35
Total:	\$435.35
Paid:	\$0.00
Amount Due:	\$435.35



VAN METER INC.
470 Ruppert Rd
IOWA CITY IA 52246-4751
319-339-0000 Fax 319-339-1816

www.vanmeterinc.com

BILL TO:

IOWA CITY COMMUNITY SCHOOLS
1137 S RIVERSIDE DRIVE
IOWA CITY IA 52246-5714

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
05/18/26		S014426727.002	
Bill To#	Ship To#	Price Br	Ship Br
10475	10982	7	7
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			05/18/26
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		KBL VPV LXV	

SHIP TO:

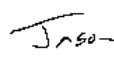
IOWA CITY COMMUNITY SCHOOL
1137 S RIVERSIDE DRIVE
IOWA CITY IA 52246-5714

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER		
CFI PARKING LOT LIGHT		JASON		Andrew Hurn IC 3782		
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE	
Travis Riggan IC		07IP - IM PICKUP	CREDIT CARD	05/18/26	05/18/26	
ORDER QTY	SHIP QTY	DESCRIPTION			Unit Price/UM	Extension
1	1	CRS-H CPR2 3/4 RGD CMP CONN			1185.169/c	11.85
2	2	T&B E942E FA34 3/4 FEM ADAPTER			82.883/c	1.66
10	10	PVC 3/4 SCH40 CONDUIT			38.087/c	3.81
Credit card payment received on 05/18/26						

Invoice is due by 05/18/26.

Invoice Questions?
Call Travis Riggan at
319-339-0000

05-18-2026 12:35:17 PM
S014426727.002

JASON 

Subtotal	\$0.00
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$0.00

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.5% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.

For complete terms and conditions and EEO Compliance regulations please go to <https://www.vanmeterinc.com/terms-of-sale>

The Terms and Conditions at the listed web page are subject to change from time to time. A hard copy or email or fax copy of the Terms and Conditions is available upon request. Past due invoices are subject to 1.5% late payment fee.

Confirmation of Delivery



470 Ruppert Rd
 IOWA CITY, IA 52246-4751
 Phone 319-339-0000 Fax 319-339-1816



PICK TICKET

ORDER DATE	ORDER NUMBER
05/18/26	S014426727.002
PO NUMBER	PAGE NO.
CFI PARKING LOT LIGHT1	of 2



SOLD TO:
 IOWA CITY COMMUNITY SCHOOLS
 1137 S RIVERSIDE DRIVE
 IOWA CITY, IA 52246-5714
 Phone 319-688-1020

SHIP TO: 12:18:15 18 MAY 2026
 IOWA CITY COMMUNITY SCHOOL
 1137 S RIVERSIDE DRIVE
 IOWA CITY, IA 52246-5714

ORDERED BY		ORDER DATE	SHIP DATE	SHIP VIA	FRT IN	FRT OUT
JASON		05/18/26	05/18/26	07IP - IM PICKUP	0	0
WRITER	JOB NAME	ACCOUNT NUMBER	PRC BR	SHP BR		
Travis Rigga		10982	7	7		
LOCATION	ORDER QTY	SHIP QTY	DESCRIPTION			
G040905A	1ea	1ea	CRS-H CPR2 3/4 RGD CMP CONN	11.852		11.85
G110905A	2ea	2ea	T&B E942E FA34 3/4 FEM ADAPTER	0.829		1.66
P010101D	10ft	10ft	PVC 3/4 SCH40 CONDUIT	0.381		3.81
Tote: 1				Picker: QUANDAHS		Loc:
Packages: CTN:				PAL:		LONG: WIRE:
				Order Total		17.32
				Invoice Amount		17.32
Amount paid today - Payment # S014426727.0						-17.32
				Amount Due		0.00

CONTINUED ON NEXT PAGE



470 Ruppert Rd
 IOWA CITY, IA 52246-4751
 Phone 319-339-0000 Fax 319-339-1816



PICK TICKET

ORDER DATE	ORDER NUMBER
05/18/26	S014426727.002
PO NUMBER	PAGE NO.
CFI PARKING LOT LIGHT2	of 2



SOLD TO:
 IOWA CITY COMMUNITY SCHOOLS
 1137 S RIVERSIDE DRIVE
 IOWA CITY, IA 52246-5714
 Phone 319-688-1020

SHIP TO: 12:18:15 18 MAY 2026
 IOWA CITY COMMUNITY SCHOOL
 1137 S RIVERSIDE DRIVE
 IOWA CITY, IA 52246-5714

ORDERED BY	ORDER DATE	SHIP DATE	SHIP VIA	FRT IN	FRT OUT
JASON	05/18/26	05/18/26	07IP - IM PICKUP	0	0
WRITER	JOB NAME	ACCOUNT NUMBER	PRC BR	SHR BR	
Travis Rigga		10982	7	7	
LOCATION	ORDER QTY	SHIP QTY	DESCRIPTION		
			***** Credit Card Information ***** * * Merchant ID# : 000001188466 Time/Date: 12:18:15 18 MAY 2026 * * Card Number : 4247 Card Type: * * Card Holder : JASON THURSTON Auth Code: 067445 * * Charge Amount: \$17.32 Charge Date: 05/18/2026 * * * * Signature : _____ * * * I agree to pay above total amount according to card issuer agreement.* *****		

Picker/Checker: _____ Ship by: _____ No. Pkg: _____ Charges: _____

Customer Signature: _____ Date: ___/___/___

Your signature accepts receipt of this product.
 Please see your inside salesperson for return policy.

Printed By: QUANDAHS



VAN METER INC.
 470 Ruppert Rd
 IOWA CITY IA 52246-4751
 319-339-0000 Fax 319-339-1816

www.vanmeterinc.com

BILL TO:

IOWA CITY COMMUNITY SCHOOLS
 1137 S RIVERSIDE DRIVE
 IOWA CITY IA 52246-5714

INVOICE

INVOICE DATE		OUR INVOICE NUMBER	
05/19/26		S014429967.002	
Bill To#	Ship To#	Price Br	Ship Br
10475	10982	7	7
PLEASE REMIT PAYMENT TO:			DUE DATE
VAN METER INC ACCOUNTS RECEIVABLE PO Box 801077 KANSAS CITY MO 64180-1077			05/19/26
TO VIEW AND PAY ONLINE GO TO:		ENROLLMENT TOKEN	
vanmeterinc.billtrust.com		KBL VPV LXV	

SHIP TO:

IOWA CITY COMMUNITY SCHOOL
 1137 S RIVERSIDE DRIVE
 IOWA CITY IA 52246-5714

YOUR PO/ORDER #		ORDERED BY	JOB/RELEASE #	YOUR ACCOUNT MANAGER		
CFI PARKING LOT		DAVID		Andrew Hurn IC 3782		
ORDER WRITER		SHIP VIA	TERMS	ORDER DATE	SHIP DATE	
Ryan Rogerson IC 3727		07PU PICKUP IC	CREDIT CARD	05/19/26	05/19/26	
ORDER QTY	SHIP QTY	DESCRIPTION			Unit Price/UM	Extension
1	1	P&S 8694 MOGUL SOCKET			25.734/E	25.73
1	1	RACO 724 OCT COVER 4 FLAT 1/2 KO			291.953/c	2.92
1	1	RACO 125 OCTAGON BOX 4 1-1/2 KO			391.570/c	3.92
Credit card payment received on 05/19/26						-32.57

Invoice is due by 05/19/26.

Invoice Questions?
 Call Ryan Rogerson at
 319-339-0000

05-19-2026 03:47:50 PM
 S014429967.002

DAVID *David*

Subtotal	\$0.00
Shipping & Handling	
Sales Tax	\$0.00
Amount Due	\$0.00

All claims for shortage or errors must be made at once, returns require written authorization and are subject to handling charges. Special orders are non-returnable. Past due invoices may be subject to 1.5% late charge. No credit will be allowed for goods returned without prior consent. 15% restocking on stock material. Factory acceptance and terms will govern amount of credit on non-stock material. Our company does not manufacture the goods it sells and makes no express warranties thereon. It also disclaims all implied warranty of merchantability or fitness for a particular use. Except as prohibited by law, you are responsible for payment of all fees, cost, and expenses, including but not limited to, attorney fees, expert witness fees, and deposition expenses incurred to collect all amounts due from you.

For complete terms and conditions and EEO Compliance regulations please go to <https://www.vanmeterinc.com/terms-of-sale>

The Terms and Conditions at the listed web page are subject to change from time to time. A hard copy or email or fax copy of the Terms and Conditions is available upon request. Past due invoices are subject to 1.5% late payment fee.

Confirmation of Delivery



PCO #069

Project: 024-033 - 024-033 ICCSD Center for Innovation
 2255 N. Dubuque Street
 Iowa City, Iowa 52240

Prime Contract Potential Change Order #069: PR 048 - Sod Changes

TO:	Iowa City Community School District 1725 North Dodge Street Iowa City, Iowa 52245	FROM:	Peak Construction Group, Inc. 5605 6th St. SW Cedar Rapids, Iowa 52404
PCO NUMBER/REVISION:	069 / 0	CONTRACT:	1 - 024-033 ICCSD Center for Innovation Building
REQUEST RECEIVED FROM:		CREATED BY:	Ashley Roeder (Peak Construction Group, Inc.)
STATUS:	Pending - In Review	CREATED DATE:	10/2/2025
REFERENCE:		PRIME CONTRACT CHANGE ORDER:	None
FIELD CHANGE:	No		
LOCATION:		ACCOUNTING METHOD:	Amount Based
SCHEDULE IMPACT:		PAID IN FULL:	No
EXECUTED:	No	SIGNED CHANGE ORDER RECEIVED DATE:	
		TOTAL AMOUNT:	(\$3,500.00)

POTENTIAL CHANGE ORDER TITLE: PR 048 - Sod Changes

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CHANGES TO ORA WINGS:

- 1. Sheet LI00 - SITE LANDSCAPE PLAN
 - A. REVISE landscape legend text from "TURF GRASS (SOD)" to "TURF GRASS (SEED)".
 - B. REMOVE 4,807 SF of area to be turf grass.
 - C. ADD granular bedding at subdrain in basin per PR- 06.
 - D. See attached revised sheet LI00.

ATTACHMENTS:

#	Budget Code	Description	Amount
1	Excavating Contractor.O Excavating Contractor.Other		\$(1,500.00)
2	Landscape.L Landscape.Labor		\$(2,000.00)
Subtotal:			\$(3,500.00)
Peak OHP (10%) (10.00%):			\$0.00
Subcontractor OHP (5%) (0.00%):			\$0.00
Bond (1.833%) (0.00%):			\$0.00
Grand Total:			\$(3,500.00)

Vitus Bering (SVPA Architects Inc.)

Iowa City Community School District
 1725 North Dodge Street
 Iowa City, Iowa 52245

Peak Construction Group, Inc.
 5605 6th St. SW
 Cedar Rapids, Iowa 52404

Vitus Bering 2/23/2026
 SIGNATURE DATE

Signed by:
Jamie Slay 2/24/2026
 SIGNATURE DATE

Signed by:
Steve Oyen 3/3/2026
 SIGNATURE 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: \$4,119,370.25

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	\$20,936.97
Unforeseen Conditions	\$14,335.68

District Request	(\$2,357.58)
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
Unforeseen Conditions	\$79,249.15
District Request	\$8,093.77
Unforeseen Conditions	\$20,292.41
District Request	\$7,645.30
District Request	\$5,815.92
Unforeseen Conditions	\$58,044.71
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	\$4,733.20
Unforeseen Conditions	\$3,187.44
Unforeseen Conditions	\$59,975.56

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	\$3,784.19
District Request	\$9,177.11
District Request	(\$6,105.77)
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?** No
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
Unforeseen Conditions	\$12,556.62
Unforeseen Conditions	\$6,364.97
District Request	(\$5,023.65)
TOTAL	\$13,897.94

Change Authorization Request

Approval Date: 6/9/2026

Pending? Yes

Number: 8

Date: 5/21/2026

Subject: Change Order #8

Description: This Change Order includes additional costs for grading, concrete, installation of batting cages, and backstop padding on the baseball field.

Reason	Amount
District Request	\$87,042.36
District Request	\$8,720.05
District Request	\$5,503.53
District Request	\$3,573.57
TOTAL	\$104,839.51

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
5/12/2026	11	\$60,481.83	95%	4/30/2026
6/9/2026	12	\$18,075.59	95%	5/31/2026
		\$3,811,262.95		

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
5/12/2026	32600785	\$3,554.75		3/31/2026
6/9/2026	42600733	\$1,269.35		4/30/2026
		\$12,550.44		



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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: 05-04-2026	CHANGE ORDER INFORMATION: Change Order Number: 008 Date: 05-21-2026
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-028:

A. Cost for labor to complete swale grading work by McComas-Lacina:	\$474.90
B. Cost labor and materials to install catch basin and 6" perforated ADS in baseball field bullpen by Spencer Construction:	\$6,894.36
C. 15% Labor markup:	\$71.24
D. 15% Subcontractor markup:	\$1,034.15
E. 2% Insurance:	\$147.39
F. Bond markup:	\$98.01
Subtotal:	\$8,720.05

COR-029:

A. Cost for labor to prepare subgrade, grading, forming and pouring of concrete slabs, install batting cage posts work by McComas-Lacina:	\$43,920.00
B. Cost for subbase and 5" depth concrete materials:	\$29,639.00
C. 15% Labor markup:	\$6,588.00
D. 15% Material:	\$4,445.85
E. 2% Insurance:	\$1,471.18
F. Bond markup:	\$978.33
Subtotal:	\$87,042.36

COR-030:

A. Cost for additional backstop padding at Baseball Field by H2i Group:	\$4,651.00
B. 15% Subcontractor markup:	\$697.65
C. 2% Insurance:	\$93.02
D. 1.33% Bond markup:	\$61.86
Subtotal:	\$5,503.53

COR-31:

A. Cost for labor to fill in grade by McComas-Lacina:	\$800.00
B. Cost for labor and materials to install Kodah retaining wall at Field #3 by Suburban Landscapes:	\$2,220.00
C. 15% Labor markup:	\$120.00
D. 15% Subcontractor markup:	\$333.00
E. 2% Insurance:	\$60.40
F. Bond markup:	\$40.17
Subtotal:	\$3,573.57

Total: \$104,839.51

The original Contract Sum was	\$ 3,543,000.00
The net change by previously authorized Change Orders	\$ 471,530.74
The Contract Sum prior to this Change Order was	\$ 4,014,530.74
The Contract Sum will be increased by this Change Order in the amount of	\$ 104,839.51
The new Contract Sum including this Change Order will be	\$ 4,119,370.25

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 <i>(Signature)</i>	 _____ CONTRACTOR <i>(Signature)</i>	_____ OWNER <i>(Signature)</i>
BY: Eric Hornig, Principal <i>(Printed name, title, and license number if required)</i>	BY: Phil Keppler, Project Manager <i>(Printed name and title)</i>	BY: Ruthie Malone, Board President <i>(Printed name and title)</i>
 _____ Date	5 / 21 / 26 _____ Date	_____ Date

Note:

Appendix 9, Step 3

Approval Date: 10/9/2024

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 4

Approval Date: 10/8/2024

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 5

Approval Date: 10/8/2024

Pending? No

Op. Cost: \$0.00

Op. Cost Impact:

Note:

Appendix 9, Step 6

Approval Date: 10/8/2024

Pending? No

Publication Date: 10/9/2024

Public Hearing Date: 10/22/2024

Publication Name: Press Citizen

Note:

Appendix 9, Step 7

Approval Date: 11/12/2024

Pending? No

Bid Date/Time: 10/30/2024 2:00 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: Unzeitig Construction Co.

Amount \$2,991,300.00

Funding Source: SAVE

Note: The District received three bids on 10/30/24 for the Wickham Elementary HVAC Upgrade project. The bids ranged from \$2,980,000 to \$4,050,00 with Unzeitig Construction of Walford, Iowa being the low bidder. The District will also be accepting the alternate bid of \$11,300 dollars for the water heater replacement.

Contract

Description: Design Contract

Contract with: Design Engineers

Funding source: SILO/SAVE

Initial contract amount: \$187,000.00

Current contract amount: \$187,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
3/28/2023	22166-1	\$14,025.00		2/28/2023
4/25/2023	22166-2	\$7,012.50		3/31/2023
5/23/2023	22166-3	\$18,700.00		4/30/2023
6/27/2023	22166-4	\$35,062.50	40%	5/31/2023
8/8/2023	22166-5	\$22,907.50	50%	6/30/2023
8/22/2023	22166-6	\$9,817.50	58%	7/31/2023
10/22/2024	22166-7	\$29,452.50	73%	9/30/2024
11/26/2024	22166-8	\$3,272.50	75%	10/31/2024
1/28/2025	22166-9	\$5,586.85	76%	1/31/2025
2/25/2025	22166-10	\$2,337.50	78%	1/31/2025
3/25/2025	22166-11	\$2,337.50	79%	2/28/2025
5/27/2025	22166-12	\$2,337.50	80%	4/30/2025
7/22/2025	22166-13	\$2,337.50	81%	6/30/2025
8/26/2025	22166-14	\$2,337.50	83%	7/31/2025
9/23/2025	22166-15	\$2,337.50	84%	8/31/2025
10/28/2025	22166-16	\$2,337.50	85%	9/30/2025
11/25/2025	22166-17	\$2,337.50	86%	10/31/2025
12/18/2025	22166-18	\$2,337.50	88%	11/30/2025
		\$166,874.35		

Contract

Description: Construction Contract

Contract with: Unzeitig Construction Co.

Funding source: SAVE

Initial contract amount: \$2,991,300.00

Current contract amount: \$2,943,095.61

Change Authorization Request

Approval Date: 4/22/2025

Pending? No

Number: 1

Date: 1/6/2025

Subject: Change Order #1

Description: This Change Order includes a deduct for aluminum feeders and EMT revisions to the project.

Reason	Amount
District Request	(\$80,208.00)
TOTAL	(\$80,208.00)

Change Authorization Request

Approval Date: 4/22/2025

Pending? No

Number: 2

Date: 4/10/2025

Subject: Change Order #2

Description: This Change Order includes revisions to the ceiling tile and added painting scope.

Reason	Amount
District Request	\$19,921.80
District Request	\$2,919.00
TOTAL	\$22,840.80

Change Authorization Request

Approval Date: 9/9/2025

Pending? No

Number: 3

Date: 8/28/2025

Subject: Change Order #3

Description: This Change Order includes revisions to the electrical requirements on the mechanical submittals.

Reason	Amount
Unforeseen Conditions	\$3,125.85
TOTAL	\$3,125.85

Change Authorization Request

Approval Date: 6/9/2026

Pending? Yes

Number: 4

Date: 5/27/2026

Subject: Change Order #4

Description: This Change Order includes revisions to the ductwork and a motorized damper, to improve air ventilation in the cafeteria.

Reason	Amount
Unforeseen Conditions	\$6,036.96
TOTAL	\$6,036.96

Payments

Date	Doc. #	Amount	% Cmpl	Period To
3/25/2025	1	\$484,928.45	17%	2/28/2025
5/27/2025	2	\$191,958.76	23%	4/30/2025
6/26/2025	3	\$198,193.22	30%	6/9/2025
9/9/2025	4	\$394,863.40	43%	6/30/2025
9/23/2025	5	\$368,638.00	56%	9/3/2025
11/11/2025	6	\$424,424.16	70%	10/31/2025
		\$2,063,005.99		

Contract

Description: Commissioning Contract
(TAB Services included in bid)

Contract with: System Works LLC

Funding source: SAVE

Initial contract amount: \$37,840.00

Current contract amount: \$37,840.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmplt	Period To
3/11/2025	12227	\$5,320.00		1/31/2025
7/22/2025	12447	\$1,755.00		6/30/2025
6/9/2026	12913	\$4,680.00		4/30/2026
		\$11,755.00		

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Change Order

PROJECT: <i>(Name and address)</i> ICCSO Wickham	CONTRACT INFORMATION: Contract For: General Construction Date: November 18, 2024	CHANGE ORDER INFORMATION: Change Order Number: 004 Date: May 27, 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 Ln SW Ste 200 Cedar Rapids, IA 52404	CONTRACTOR: <i>(Name and address)</i> Unzeitig Construction 1619 F Ave NE Cedar Rapids, IA 52402

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.)

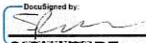

COR #005 - Motorized Damper & Ductwork Modifications + \$6,036.96

The original Contract Sum was	\$ 2,991,300.00
The net change by previously authorized Change Orders	\$ -54,241.35
The Contract Sum prior to this Change Order was	\$ 2,937,058.65
The Contract Sum will be increased by this Change Order in the amount of	\$ 6,036.96
The new Contract Sum including this Change Order will be	\$ 2,943,095.61

The Contract Time will be increased by Zero (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.

<u>Design Engineers, P.C.</u> ARCHITECT <i>(Firm name)</i>	<u>Unzeitig Construction</u> CONTRACTOR <i>(Firm name)</i>	<u>Iowa City Community School District</u> OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Stephanie Riggan, Senior Mechanical Engineer PRINTED NAME AND TITLE	Doug Wall, Project Manager PRINTED NAME AND TITLE	Ruthie Malone, Board President PRINTED NAME AND TITLE
5/27/2026 DATE	5/27/2026 DATE	 DATE



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: 6/9/2026

SUBJECT: Appendix 9 Approval Request

PROJECT: Liberty HS - Soccer Field Lighting

PROJECT DESCRIPTION: This FMP 2.3 project will consist of adding field lighting to the Liberty High Soccer Field.

BUDGET: \$500,000.00

PROJECT STATUS: On time and on budget

SUB PROJECT: 2025 Soccer Field Lighting

DESCRIPTION:

PLANNED START: 7/22/2025 **PLANNED COMPLETE:** 8/1/2026

NOTE: Project Acceptance

ATTACHMENTS: None

RECOMMENDATION: Recommend the District accept the project as complete

Appendix 9, Step 1

Approval Date: 6/10/2025

Pending? No

Note:

Appendix 9, Step 2

Approval Date: 7/22/2025

Pending? No

Contract: Design Contract

Firm: Design Engineers

Amount \$26,000.00

Funding: SAVE

Note:

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: 9/9/2025

Pending? No

Bid Date/Time: 8/28/2025 2:00 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: Ardent Lighting Group

Amount \$289,500.00

Funding Source: SAVE

Note: The District received three bids on this project, with Ardent Lighting Group of Knoxville, Iowa being the apparent low bidder.

Appendix 9, Step 9

Approval Date: 4/14/2026

Pending? No

Retainage Release: \$0.00

Note:

Appendix 9, Step 10

Approval Date: 6/9/2026

Pending? Yes

Retainage Release: \$14,637.50

Note:

Contract

Description: Design Contract

Contract with: Design Engineers

Funding source: SAVE

Initial contract amount: \$26,000.00

Current contract amount: \$26,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
7/22/2025	24116-1	\$6,500.00		6/30/2025
8/26/2025	24116-2	\$3,250.00		7/31/2025
9/23/2025	24116-3	\$4,030.00		8/31/2025
12/18/2025	24116-4	\$3,055.00		11/30/2025
1/27/2026	24116-5	\$3,055.00		12/31/2025
3/24/2026	24116-6	\$3,055.00		2/28/2026
6/9/2026	24116-7	\$2,444.00		4/30/2026
		\$25,389.00		

Contract

Description: Construction Contract

Contract with: Ardent Lighting Group

Funding source: SAVE

Initial contract amount: \$289,500.00

Current contract amount: \$292,750.00

Change Authorization Request

Approval Date: 4/14/2026

Pending? No

Number: 1

Date: 3/19/2026

Subject: Change Order #1

Description: This Change Order includes additional costs for 2 existing underground conduits that were damaged and needed repair.

Reason	Amount
Unforeseen Conditions	\$3,250.00
TOTAL	\$3,250.00

Payments

Date	Doc. #	Amount	% Cmplt	Period To
3/10/2026	1	\$245,482.50	85%	1/27/2026
3/24/2026	2	\$21,135.00	92%	2/26/2026
4/28/2026	3	\$8,122.50	95%	3/31/2026
6/9/2026	5	\$14,637.50	100%	4/30/2026
6/9/2026	4	\$3,372.50	95%	4/20/2026
		\$292,750.00		

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:

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.

Reason	Amount
Unforeseen Conditions	\$182,400.00
TOTAL	\$182,400.00

Payments

Date	Doc. #	Amount	% Cmpl	Period To
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
		\$302,610.12		

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:

Reason	Amount
TOTAL	

Payments

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

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
TOTAL	

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
		\$7,500.00		

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

TOTAL	
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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
		\$22,680.00		

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
TOTAL	\$39,935.58

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
TOTAL	\$11,968.78

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.

Reason	Amount
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
TOTAL	\$74,171.20

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.

Reason	Amount
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
TOTAL	\$28,271.32

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.

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

Payments

Date	Doc. #	Amount	% Cmpl	Period To
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
		\$3,938,754.46		

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:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
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
		\$31,805.00		