

Shenandoah Community School District Board of Directors
Shenandoah Administrative Board Room
March 9, 2020 – 5:00 p.m.

Board Agenda

1. Call to Order
2. Roll Call and Determination of Quorum
3. Mission Statement: Read by Director Langley
 - a. *The Shenandoah Community School District, in partnership with families and the community, will provide each student an educational environment that maximizes his or her potential to become responsible, successful citizens and lifelong learners in an ever-changing world.*
4. Welcome to Audience
5. Public Forum
6. Administrative Reports
 - a. High School Academic and Activity Videos
 - b. Sullivan Brothers Presentation
7. Consent Agenda
 - a. Minutes
 - b. Treasurer's Report
 - i. Account Balances
 - ii. Unspent Authorized Budget Report
 - iii. Accounts Payable
 - c. Personnel Requests:

Contracts 2019-20:		
Jordyn Lembrick	Elem. Associate Level II/III	\$12.34/hr probationary
Contracts 2020-21:		
*Logan Roberts	6 th Grade Teacher	BA Step 1
	MS Wrestling Coach	
*pending all requirements are met		
Spring Break Camp Day Staff (\$15.00/hr):		
Brittany Comstock	Juliane LaRock	
Candice Gates	Tamara Lauman	
Jennifer Housman	Tiffany Stanton	
Early Retirement Incentive Resignations:		
Sonia Willers	MS Associate	
Modifications (2020-21) pending requirements are met:		
Brett Roberts	BA+15 to BA+30	
Danielle Terry	BA to BA+15	
Kelsey Heintz	BA+15 to MA	
Linda Laughlin	BA+15 to BA+30	
 - d. Fundraising Requests
*on attached sheet
 - e. Out of State Travel Requests
*on attached sheet

- f. Grant Requests
 - *on attached sheet
- 8. Action Items
 - a. Approve Amendment to AIA B132 Contract with DLR Group to include Entry Door/Vestibule Design for High School Renovation Project
 - b. Approve A132 Standard Form Agreements with Genesis Contracting Group for Bid Package 1 & 2 combined
 - c. Approve A132 Standard Form Agreement with K2 Electric for Bid Package 5
 - d. Approve A132 Standard Form Agreement with Genesis Contracting Group for Bid Package 8
 - e. Approve Request for Proposal for Testing, Adjusting and Balancing
 - f. Approve Maintenance Agreement with Camblin Mechanical for equipment inspections through January 31, 2021 for \$5,950.00
 - g. Set Public Hearing for the FY 2021 Budget for April 13, 2020 at 5:00 p.m.
 - h. Set Public Hearing for 2020-21 School Calendar for April 13, 2020 at 5:00 p.m.
- 9. Informational Items
 - Work Session –March 23, 2020 at 5:00 p.m.
 - Next Regular Meeting – April 13, 2020 at 5:00 p.m.
- 10. Adjournment

Shenandoah Community School District
Minutes of the Regular Meeting of the Board of Directors – February 10, 2020
Administration Board Room

Call to Order:

Board President Jean Fichter called the meeting to order at 5:00 pm.

Roll Call:

Roll Call was answered by Directors Darrin Bouray, Jean Fichter, Jeff Hiser, Kathy Langley and Adam Van Der Vliet. Also present were Superintendent Dr. Kerri Nelson, School Business Official Sherri Ruzek and Board Secretary Lisa Holmes.

On a motion by Director Van Der Vliet the agenda was amended to remove action item 8.f. - Approval of the 2020-21 PK Student-Parent Handbook, second by Director Langley. Motion carried unanimously and action item 8.f was removed from the agenda.

Mission Statement:

The SCSD Mission Statement was read by Director Hiser.

Welcome to Audience:

President Fichter welcomed everyone to the meeting.

Open Forum:

Middle School Instructor Alisa Andrew told the board how excited she was for the new opportunity to be the Middle School Flex – Ed teacher next year if the transfer of assignment is approved by the board.

Administrative Reports:

High School Math and Science Credits Presentation: Nicole Grindle, Jenny Stephens and Heather Weiss gave a presentation to the board explaining the reasons the high school is requesting the addition of new classes and increasing the science and math credit requirements beginning with the 2020-21 school year.

Middle School Mascot Statue: MS Student Council Sponsor Carleen Perry showed the board a video that the Middle School Student Council made promoting the idea for a metal mustang statue to be placed outside the activity doors at the middle school. Money raised from the penny war will be used along with funds from the PTO, if needed. The Student Council would also like to display a memorial sign honoring Elijah Baldwin on the statue.

Consent Agenda:

Approve the consent agenda to include previous minutes, the financial accounts, the payment of bills and fundraising requests. Personnel Requests: Contracts: Alexandra Cox, HS Associate Level II/III - \$12.34/hr probationary. After School Camp: Instructors @ \$25/hr –Madison Johnson. Resignations: Derek Howard, MS Football Coach, Head HS Basketball Coach – effective end of 2019-20 season, MS Softball Coach – effective after 2020 season; Jason Shaffer, HS Principal – effective end of school year; Jon Denton, Asst. HS Football Coach; Nicholas Stuart, MS/HS Social Studies and Asst. HS Football Coach – effective end of school year. Modifications: Tabitha Love, Associate Level I to Level II/III - \$13.34 per hour. Transfers: Alisa Andrew, 8th Grade Math to MS Flex Ed Teacher. Out of State Travel Requests: HS Robotics to Lees Summit HS in Lees Summit, MO for Robotics Regional Observation on February 28, 2020. Grant Request: Sarah Martin, Grant for Agricultural Literacy and STEM Scale-up Grant. Motion by Director Van Der Vliet, second by Director Langley. Motion carried unanimously.

Action Items:

Reject Bid Package 1: General Construction and Bid Package 2: Site:

Director Van Der Vliet moved to reject Bid Package 1: General Construction with Building Crafts, Inc. for \$853,000 and Bid Package 2: Site Work with Cornerstone Commercial Contractors, Inc. for \$259,755 due to bids coming in way over budget. Director Bouray seconded the motion. Motion carried unanimously.

Authorize the Rebidding of Bid Package 1: General Construction and Bid Package 2: Site Work combined and Bid Package 5: Electrical:

Motion to authorize by Director Langley, second by Director Van Der Vliet. Motion carried unanimously.

Set Public Hearing Date for February 24, 2020 at 5:00 p.m. for Asbestos Abatement, Renovation Phase 2 and Bid Packages for General Construction and Site Work and Electrical:

Motion by Director Bouray, second by Director Van Der Vliet. Motion carried unanimously.

Approve Increasing Science and Math Credit Requirements at the High School from 6 to 7 and the Addition of Recommended Classes:

Motion to approve by Director Langley, second by Director Van Der Vliet. Motion carried unanimously.

Approve Request for Additional 1.0 FTE for Elementary Teaching Staff for the 2020-21 School Year:

Motion by Director Van Der Vliet, second by Director Bouray. Motion carried unanimously.

Accept SEA and SSA+ Letters of Intent to Bargain:

Motion to accept by Director Van Der Vliet, second by Director Langley. Motion carried unanimously.

Acknowledge the Receipt of SEA Opening Proposal:

Brian Daoust and Amy Bopp gave the opening proposal of an increase in base pay to \$38,280 for a total package increase of 3.48% or \$223,818 and the renewal of the contract for a 3 year term beginning in 2022 and ending in 2025 with wages open to negotiate on base wage each year. Director Van Der Vliet moved to receive the opening proposal, second by Director Langley. Motion carried unanimously.

Acknowledge the Receipt of SSA+ Opening Proposal:

Tammy Lauman and Patty Roberts presented the opening proposal from SSA+ proposing a yearly salary increase of 75 cents per hour for all returning hourly employees and a 3 year agreement ending on June 30, 2023 the may be reopened on an annual basis for the limited purpose of negotiating base wage.

Motion to receive by Director Langley, second by Director Bouray. Motion carried unanimously.

Approve Retirement Incentive Plan:

Motion to approve by Director Van Der Vliet, second by Director Bouray. Motion carried unanimously.

Approve Middle School Student Council's Mascot Statue and Memorial Plaque Request:

Motion to approve by Director Bouray, second by Director Van Der Vliet. Motion carried unanimously.

Informational Items:

Special Meeting – February 24, 2020 at 5:00 pm.

Next Regular Meeting – March 9, 2020 at 5:00 pm.

Adjournment:

Motion by Director Van Der Vliet, second by Director Langley to adjourn the meeting at 6:00 pm.

Motion carried unanimously.

Board Secretary

Board President

Shenandoah Community School District
Minutes of the Special Meeting of the Board of Directors – February 14, 2020
Administration Board Room

Call to Order:

Board President Jean Fichter called the meeting to order at 2:30 pm.

Roll Call:

Roll Call was answered by Directors Darrin Bouray, Jean Fichter, Jeff Hiser and Adam Van Der Vliet (via phone). Also present were Superintendent Dr. Kerri Nelson, School Business Official Sherri Ruzek and Board Secretary Lisa Holmes. Absent was Director Kathy Langley.

Action Items:

Motion to Rescind Action Item 8.a – Reject Bids from the February 10, 2020 Board Meeting in order to clarify language:

Motion by Director Hiser, second by Director Bouray. Motion carried 4-0 with Director Langley absent.

Motion to Rescind Action Item 8.b – Authorize Rebidding from the February 10, 2020 Board Meeting in order to clarify language:

Motion by Director Hiser, second by Director Van Der Vliet. Motion carried 4-0 with Director Langley absent.

Reject Bid Package 1: General Construction and Bid Package 2: Site Work from the January 23rd Bid Opening:

Director Hiser moved to reject Bid Package 1: General Construction with Building Crafts, Inc. for \$853,000 and Bid Package 2: Site Work with Cornerstone Commercial Contractors, Inc. for \$259,755 from the January 23rd bid opening due to bids coming in way over budget. Director Bouray seconded the motion. Motion carried 4-0 with Director Langley absent.

Motion to Authorize Rebidding from the January 23rd Bid Opening for Bid Package 1 and 2: General Construction and Site Work combined and Bid Package 5: Electrical:

Motion by Director Bouray, second by Director Hiser. Motion carried 4-0 with Director Langley absent.

Approve Public Hearing Date for Asbestos Abatement, Renovation Phase 2 and Bid Packages for General Construction and Site Work, and Electrical for February 24, 2020 at 5:00 p.m.:

Motion by Director Bouray, second by Director Van Der Vliet. Motion carried 4-0 with Director Langley absent.

Approve 95% Construction Design and Budget for Renovation Bid Documents – Phase 2:

Motion to approve by Director Hiser, second by Director Bouray. Motion carried 4-0 with Director Langley absent.

Informational Items:

Special Meeting – February 24, 2020 at 5:00 pm.

Next Regular Meeting – March 9, 2020 at 5:00 pm.

Adjournment:

Motion by Director Bouray, second by Director Hiser to adjourn the meeting at 2:43 pm. Motion carried 4-0 with Director Langley absent.

Board Secretary

Board President

Shenandoah Community School District
Minutes of the Special Meeting of the Board of Directors – February 24, 2020
Administration Board Room

Call to Order:

Board President Jean Fichter called the meeting to order at 5:00 pm.

Roll Call:

Roll Call was answered by Directors Darrin Bouray, Jean Fichter, Jeff Hiser, Kathy Langley and Adam Van Der Vliet. Also present were Superintendent Dr. Kerri Nelson, School Business Official Sherri Ruzek and Board Secretary Lisa Holmes.

Public Hearing – Asbestos Abatement

The public hearing opened at 5:00. With no public comment, the hearing was closed at 5:01.

Public Hearing – Renovation Phase 2

The public hearing opened at 5:01. With no public comment, the hearing was closed at 5:02.

Consent Agenda:

Personnel Request: Contracts: Karter Rohrbaugh, MS/HS Social Studies – BA Step 1, Asst. HS Baseball, MS Football; Keegan Nelson, 6th Grade Teacher – BA Step 1; Shon Wells, Asst. HS Football – all pending final licensure. Resignations: Jamey Thompson, Elementary Associate – effective 2-28-20 and Kelly Shaffer, 6th Grade Science – effective end of school year. Early Retirement Incentive Resignations: Jon Skillern, HS Math, HS Girls Track and MS Wrestling; Terry Fichter, 6th Grade Language Arts. Director Hiser made a motion to remove all personnel items from the consent agenda and vote on separately from here on out. The motion was not seconded, motion failed. Director Langley moved to approve the consent agenda, second by Director Van Der Vliet. Ayes – Bouray, Langley, Van Der Vliet, Fichter; Nays – Hiser. Motion carries 4-1.

Action Items:

Approve Asbestos Bid with McGill Abatement Company for \$29,644:

This was the low bid. Motion by Director Van Der Vliet, second by Director Bouray. Motion carried unanimously.

Approve Option 2 Abatement Post Testing with ATC for \$15,900:

Motion by Director Van Der Vliet, second by Director Langley. Motion carried unanimously.

Approve A132-2009 Standard Form of Agreement with McGill Abatement Company:

Motion by Director Bouray, second by Director Van Der Vliet. Motion carried unanimously.

Approve A232-2009 General Conditions:

Motion by Director Van Der Vliet, second by Director Langley. Motion carried unanimously.

Set Public Hearing Date on March 9, 2020 for School Calendar:

Motion by Director Langley, second by Director Van Der Vliet. Motion carried unanimously.

Approve extending the deadline (March 6) for retirement incentive due to an extenuating circumstance for Betsy Max.:

Motion by Director Van Der Vliet, second by Director Langley. Motion carried unanimously.

Present Opening Proposal to SEA:

The board proposes increasing the base to \$37,365 resulting in a 2.01% increase for a total dollar amount of \$129,229. The board also proposes entering a multi-year contract that may reopen on an annual basis for the limited purpose of negotiating base wage. Motion by Director Van Der Vliet, second by Director Bouray. Motion carried unanimously.

Present Opening Proposal to SSA+:

The board proposes increasing the hourly base wage \$.30 and route pay by \$.30 resulting in a 2.022% increase for a total dollar amount of \$39,437.33. The board also proposes entering a multi-year contract

that may reopen annually for the limited purpose of negotiating base wage. Motion by Director Bouray, second by Director Langley. Motion carried unanimously.

Informational Items:

Special Meeting – March 6, 2020 at 10:00 am.

Next Regular Meeting – March 9, 2020 at 5:00 pm.

Adjournment:

Motion by Director Langley, second by Director Van Der Vliet to adjourn the meeting at 5:16 pm.

Motion carried unanimously.

Board Secretary

Board President

**Shenandoah Community School District
Minutes of the Special Meeting of the Board of Directors – March 6, 2020
Administration Board Room**

Call to Order:

Board President Jean Fichter called the meeting to order at 10:15 am.

Roll Call:

Roll Call was answered by Directors Darrin Bouray, Jean Fichter, Kathy Langley (via phone) and Adam Van Der Vliet. Also present were Superintendent Dr. Kerri Nelson, School Business Official Sherri Ruzek and Board Secretary Lisa Holmes. Absent was Director Jeff Hiser.

Public Hearing – Bid Packages for General Construction & Site Work combined, and Electrical:

The public hearing was opened at 10:15 a.m. With no public present, the public hearing was closed at 10:16 a.m.

Action Items:

Motion to Approve High School Renovations – Phase 1 Bid Packages 1 & 2 combined: General Construction and Site Work from the March 4th Bid Opening:

Motion by Director Van Der Vliet to approve the low bid from Genesis Contracting Group for \$847,000 with a \$28,000 bid deduction if awarded the Phase 2 bid, second by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion by Director Van Der Vliet to reject the bid from Cornerstone Commercial Contractors for \$840,027, second by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion to Approve High School Renovations – Phase 1 Bid Package 3: Mechanical from the January 23rd Bid Opening:

Motion by Director Bouray to approve the low bid from Rasmussen Mechanical Services for \$768,169. Motion was seconded by Director Van Der Vliet. Motion carried 4-0 with Director Hiser absent.

Motion to Approve A132-2009 Standard Form Agreement with Rasmussen Mechanical Services:

Motion to approve by Director Van Der Vliet, second by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion to Approve High School Renovations – Phase 1 Bid Package 4: HVAC Controls from the January 23rd Bid Opening:

Motion by Director Bouray to accept the lowest qualifying bid from Controls Management, Inc. for \$197,264. The motion was seconded by Director Van Der Vliet. Motion carried 4-0 with Director Hiser absent.

Motion to Approve A132-2009 Standard Form Agreement with Controls Management.:

Motion to approve by Director Van Der Vliet, second by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion to Approve High School Renovations – Phase 1 Bid Package 5: Electrical from the March 4th Bid Opening:

Motion by Director Bouray to approve the lowest bid from K2 Electric for \$249,940. Motion was seconded by Director Van Der Vliet. Motion carried 4-0 with Director Hiser absent.

Motion to Approve High School Renovations – Phase 1 Bid Package 6: Technology from the January 23rd Bid Opening:

Motion by Director Van Der Vliet to approve the low bid from Tri-City Electric Company for \$249,940. Motion was seconded by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion to Approve A132-2009 Standard Form Agreement with Tri City Electric Company:

Motion to approve by Director Langley, second by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion to Approve High School Renovations – Phase 2 Bid Package 8 from March 4th Bid Opening:

Motion by Director Bouray to approve the low bid from Genesis Contracting Group for \$1,125,000 and alternate 1 deduction of \$28,000 for being awarded phase 1, bid package 1 & 2. Motion was seconded by Director Van Der Vliet. Motion carried 4-0 with Director Hiser absent.

Motion by Director Van Der Vliet to reject alternate 2 deduction of \$182,000. Motion was seconded by Director Bouray. Motion carried 4-0 with Director Hiser absent.

Motion to Approve Amendment of the Contract with Carl A. Nelson & Co. to include the addition of the FCS Room Redesign/Construction Management and Managing the Asbestos Proposal and Bidding Process:

Motion to approve by Director Bouray, second by Director Van Der Vliet. Motion carried 4-0 with Director Hiser absent.

Discussion:

Entry Door/Vestibule Design for High School Renovation Project:

There is a proposal to move the second set of entry doors at the main entrance back to main hallway of the high school. This would allow for better security and visibility when admitting visitors to the building. The cost would be around \$35,000.

Informational Items:

Next Regular Meeting – March 9, 2020 at 5:00 pm.

Adjournment:

Motion by Director Van Der Vliet, second by Director Bouray to adjourn the meeting at 10:30 am.

Motion carried 4-0 with Director Hiser absent.

Board Secretary

Board President

SHENANDOAH ACCOUNT BALANCES						
ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
General Fund (10)						
Beg Balance Checking (Century)	\$385,028.81	\$16,713.86	\$39,613.60	-\$80,237.34	-\$55,663.63	\$155,126.81
Beg Balance Savings (Century)	\$3,452,321.16	\$2,961,633.25	\$2,408,233.08	\$2,698,633.71	\$3,725,067.80	\$3,429,655.01
Revenues	\$139,866.08	\$275,659.53	\$1,276,172.26	\$2,058,639.45	934,962.32	\$1,002,951.38
Expenditures	-\$1,048,809.69	-\$889,845.59	-\$1,011,518.98	-\$1,008,710.60	-1,020,147.22	-\$995,383.21
End Balance Checking (Century)	\$16,713.86	\$39,613.60	-\$80,237.34	-\$55,663.63	155,126.81	\$193,014.31
End Balance Savings (Century)	\$2,961,633.25	\$2,408,233.08	\$2,698,633.71	\$3,725,067.80	3,429,655.01	\$3,400,407.08
Total General Fund	\$2,978,347.11	\$2,447,846.68	\$2,618,396.37	\$3,669,404.17	\$3,584,781.82	\$3,593,421.39
Management Fund (22)						
Beg Balance Checking (Century)	\$2,502.74	\$3,419.07	\$14,855.73	-\$5,228.72	\$2,546.82	\$1,653.92
Beg Balance Savings (Century)	\$609,822.39	\$609,822.39	\$429,197.11	\$534,590.64	\$836,845.94	\$878,646.21
Revenues Checking	\$10,547.31	\$19,401.88	\$125,964.02	\$317,260.20	\$50,113.09	\$30,544.33
Expenditures Checking	-\$69,088.58	-\$188,590.50	-\$35,426.22	-\$7,229.36	-\$9,205.72	-\$5,228.72
End Balance Checking (Century)	\$3,419.07	\$14,855.73	-\$5,228.72	\$2,546.82	\$1,653.92	\$6,447.87
End Balance Savings (Century)	\$609,822.39	\$429,197.11	\$534,590.64	\$836,845.94	\$878,646.21	\$899,167.87
Total Management Fund	\$613,241.46	\$444,052.84	\$529,361.92	\$839,392.76	\$880,300.13	\$905,615.74
SAVE Fund (33)						
Beg Balance Checking (Century)	\$942,159.72	\$729,151.08	\$428,569.70	\$380,520.12	\$232,191.76	\$155,378.37
Beg Balance Savings (Century)	\$1,243,509.22	\$1,298,438.57	\$1,355,420.46	\$1,412,143.30	\$1,468,897.44	\$7,146,624.18
Revenues Checking	\$90,672.33	\$92,461.51	\$92,111.16	\$91,897.01	5,712,594.47	\$191,965.16
Expenditures Checking	-\$248,751.62	-\$336,061.00	-\$83,437.90	-\$357,343.56	-111,681.12	-\$574,207.88
End Balance Checking (Century)	\$729,151.08	\$428,569.70	\$380,520.12	\$232,191.76	155,378.37	\$38,800.20
End Balance Savings (Century)	\$1,298,438.57	\$1,355,420.46	\$1,412,143.30	\$1,468,897.44	7,146,624.18	\$6,880,959.63
Total SAVE Fund	\$2,027,589.65	\$1,783,990.16	\$1,792,663.42	\$1,701,089.20	\$7,302,002.55	\$6,919,759.83
PPEL Fund (36)						
Beg Balance Checking (Century)	\$48,444.60	\$18,529.74	\$5,665.69	\$25.42	\$10,299.55	\$5,448.40
Beg Balance Savings (Century)	\$41,099.68	\$43,575.97	\$175,742.28	\$219,116.00	\$161,685.40	\$173,016.42
Revenues Checking	\$2,502.88	\$152,176.67	\$53,373.77	\$137,589.20	\$21,337.03	\$318,241.37
Expenditures Checking	-\$29,941.45	-\$20,203.29	-\$15,640.32	-\$10,873.34	-\$14,857.16	-\$71,435.10
Expenditures Accts Pay						
End Balance Checking (Century)	\$18,529.74	\$5,665.69	\$25.42	\$10,299.55	\$5,448.40	\$4,027.46
End Balance Savings (Century)	\$43,575.97	\$175,742.28	\$219,116.00	\$161,685.40	\$173,016.42	\$421,243.63
Total PPEL Fund	\$62,105.71	\$181,407.97	\$219,141.42	\$171,984.95	\$178,464.82	\$425,271.09
Debt Service Fund (40)						
Beg Balance Checking (Century)	\$0.00	\$0.00	\$0.00			
Beg Balance Savings (Century)	\$135,436.35	\$144,150.18	\$0.00	\$3.70	\$3.70	\$3.70
Beg Balance Fiscal Agent (Century)	\$470,235.14	\$129,926.38	\$164,747.49	\$199,588.67	\$234,475.60	\$269,323.42
Revenues Checking	\$43,860.07	\$34,821.11	\$34,844.88	\$34,886.93	\$34,847.82	\$107,834.89
Expenditures Checking	-\$375,455.00	-\$144,150.18	\$0.00		\$0.00	-\$41,292.00
Transfer						
End Balance Checking (Century)	\$0.00	\$0.00	\$0.00			
End Balance Savings (Century)	\$144,150.18	\$0.00	\$3.70	\$3.70	\$3.70	\$3.70
End Balance Fiscal Agent (Century)	\$129,926.38	\$164,747.49	\$199,588.67	\$234,475.60	\$269,323.42	\$335,866.31
Total Debt Service Fund	\$274,076.56	\$164,747.49	\$199,592.37	\$234,479.30	\$269,327.12	\$335,870.01
Total Checking Acct 1	\$767,813.75	\$488,704.72	\$295,079.48	\$189,374.50	\$317,607.50	\$242,289.84
Total Savings Acct 1	\$5,057,620.36	\$4,368,592.93	\$4,864,487.35	\$6,192,500.28	\$11,627,945.52	\$11,601,781.91

SHENANDOAH ACCOUNT BALANCES						
ACCOUNT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
General Fund (10)						
Beg Balance Checking (Century)	\$193,014.31	\$212,288.65				
Beg Balance Savings (Century)	\$3,400,407.08	\$3,400,407.08				
Revenues	\$986,711.76	\$999,555.81				
Expenditures	-\$1,011,435.69	-\$1,050,548.51				
End Balance Checking (Century)	\$212,288.65	\$192,134.95				
End Balance Savings (Century)	\$3,355,903.38	\$3,324,583.59				
Total General Fund	\$3,568,192.03	\$3,516,718.54	\$0.00	\$0.00	\$0.00	\$0.00
Management Fund (22)						
Beg Balance Checking (Century)	\$6,447.87	\$9,677.32				
Beg Balance Savings (Century)	\$899,167.87	\$853,920.41				
Revenues Checking	\$24,773.71	\$7,832.76				
Expenditures Checking	-\$66,791.72	-\$35,426.22				
End Balance Checking (Century)	\$9,677.32	\$4,264.03				
End Balance Savings (Century)	\$853,920.41	\$831,740.24				
Total Management Fund	\$863,597.73	\$836,004.27	\$0.00	\$0.00	\$0.00	\$0.00
SAVE Fund (33)						
Beg Balance Checking (Century)	\$38,800.20	\$3,449.11				
Beg Balance Savings (Century)	\$6,880,959.63	\$6,863,064.69				
Revenues Checking	\$99,605.92	\$84,372.45				
Expenditures Checking	-\$152,851.95	-\$213,647.05				
End Balance Checking (Century)	\$3,449.11	\$2,302.35				
End Balance Savings (Century)	\$6,863,064.69	\$6,734,936.85				
Total SAVE Fund	\$6,866,513.80	\$6,737,239.20				
PPEL Fund (36)						
Beg Balance Checking (Century)	\$4,027.46	\$5,331.65				
Beg Balance Savings (Century)	\$421,243.63	\$421,780.61				
Revenues Checking	\$10,548.64	\$114,814.24				
Expenditures Checking	-\$8,707.47	-\$16,261.21				
Expenditures Accts Pay						
End Balance Checking (Century)	\$5,331.65	\$14,113.24				
End Balance Savings (Century)	\$421,780.61	\$511,552.05				
Total PPEL Fund	\$427,112.26	\$525,665.29	\$0.00	\$0.00	\$0.00	\$0.00
Debt Service Fund (40)						
Beg Balance Checking (Century)						
Beg Balance Savings (Century)	\$3.70	\$3.70				
Beg Balance Fiscal Agent (Centu	\$335,866.31	\$443,282.28				
Revenues Checking	\$107,915.97	\$107,984.64				
Expenditures Checking	-\$500.00					
Transfer						
End Balance Checking (Century)						
End Balance Savings (Century)	\$3.70	\$3.70				
End Balance Fiscal Agent (Centu	\$443,282.28	\$551,266.92				
Total Debt Service Fund	\$443,285.98	\$551,270.62				
Total Checking Acct 1	\$230,746.73	\$212,814.57				
Total Savings Acct 1	\$11,494,672.79	\$11,402,816.43				

SHENANDOAH ACCOUNT BALANCES						
Total Savings Acct 15	\$129,926.38	\$164,747.49	\$199,588.67	\$234,475.60	\$269,323.42	\$335,866.31
Grand Total Acct 1	\$5,955,360.49	\$5,022,045.14	\$5,359,155.50	\$6,616,350.38	\$12,214,876.44	\$12,179,938.06
Reconciliation						
Bank Statement Checking (Centur	\$1,014,458.38	\$612,125.55	\$542,759.82	\$347,379.27	\$571,893.60	\$242,890.30
Bank Statement Savings (Century)	\$5,057,620.36	\$4,368,592.93	\$4,864,487.35	\$6,192,500.28	\$11,627,945.52	\$11,601,781.91
Bank Statement Fiscal Agent (Cen	\$129,926.38	\$164,747.49	\$199,588.67	\$234,475.60	\$269,323.42	\$335,866.31
Less Outstanding Checks	-\$247,848.26	-\$123,420.83	-\$247,680.34	-\$158,004.77	-\$254,286.10	-\$600.46
Oustanding Deposits/GJE	\$1,203.63					
Total Reconciliation	\$5,955,360.49	\$5,022,045.14	\$5,359,155.50	\$6,616,350.38	\$12,214,876.44	\$12,179,938.06
Amount Reconciliation Off	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNT	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Activity Fund (21)						
Beg Balance Checking	\$14,068.48	\$11,577.34	\$2,894.10	-\$2,419.05	\$11,181.97	\$5,778.65
Beg Balance Savings	\$73,453.53	\$83,267.07	\$89,279.98	\$128,712.66	\$108,427.30	\$123,249.33
Revenues Savings	\$9,869.20	\$4,547.70	\$49,453.64	24854.3	\$28,290.39	\$18,897.84
Expenditures Checking	-\$2,546.80	-\$8,481.83	-\$15,334.11	-\$31,538.64	-\$18,871.68	-\$20,012.39
Expenditures Savings						
End Balance Checking	\$11,577.34	\$2,894.10	-\$2,419.05	\$11,181.97	\$5,778.65	\$10,766.87
End Balance Savings	\$83,267.07	\$89,279.98	\$128,712.66	\$108,427.30	\$123,249.33	\$117,146.56
Total Activity Fund	\$94,844.41	\$92,174.08	\$126,293.61	\$119,609.27	\$129,027.98	\$127,913.43
Scholarships (81)						
Beg Balance Checking	\$248.00	\$0.00	-\$1,250.00	-\$75.00	-\$75.00	\$0.00
Beg Balance Savings	\$390,215.31	\$389,061.78	\$388,259.63	\$387,365.73	\$387,365.73	\$387,435.90
Revenues Savings	\$198.47	\$197.85	\$185.10	\$171.00	145.17	\$131.62
Expenditures Checking	-\$1,600.00	-\$2,250.00	\$0.00	-75	0	
Expenditures Savings						
End Balance Checking		-\$1,250.00	\$0.00	-\$75.00	\$0.00	
End Balance Savings	\$389,061.78	\$388,259.63	\$387,194.73	\$387,365.73	\$387,435.90	\$387,567.52
Total Scholarships	\$389,061.78	\$387,009.63	\$387,194.73	\$387,290.73	\$387,435.90	\$387,567.52
Agency Fund (91)						
Beg Bal Checking	\$595.66	\$595.66	\$595.66	\$590.78	\$437.58	\$181.05
Beg Bal Savings	\$1,391.22	\$1,391.22	\$1,391.22	\$1,437.32	\$1,437.32	\$1,437.32
Revenues Savings			\$46.10	\$0.00		
Expenditures Checking			-\$4.88	-\$153.20	-\$256.53	-\$426.81
Expenditures Savings						
End Balance Checking	\$595.66	\$595.66	\$590.78	\$437.58	\$181.05	\$54.24
End Balance Savings	\$1,391.22	\$1,391.22	\$1,437.32	\$1,437.32	\$1,437.32	\$1,137.32
Total Agency Fund	\$1,986.88	\$1,986.88	\$2,028.10	\$1,874.90	\$1,618.37	\$1,191.56
Total Checking Acct 2	\$12,173.00	\$2,239.76	-\$1,828.27	\$11,544.55	\$5,959.70	\$10,821.11
Total Savings Acct 2	\$473,720.07	\$478,930.83	\$517,344.71	\$497,230.35	\$512,122.55	\$505,851.40
Grand Total Acct 2	\$485,893.07	\$481,170.59	\$515,516.44	\$508,774.90	\$518,082.25	\$516,672.51

SHENANDOAH ACCOUNT BALANCES						
Total Savings Acct 15	\$443,282.28	\$551,266.92				
Grand Total Acct 1	\$12,168,701.80	\$12,166,897.92	\$0.00	\$0.00	\$0.00	\$0.00
Reconciliation						
Bank Statement Checking	\$373,229.28	\$473,493.27				
Bank Statement Savings	\$11,494,672.79	\$11,402,816.43				
Bank Statement Fiscal Agent	\$443,282.28	\$551,266.92				
Less Outstanding Checks	-\$142,482.55	-\$260,678.70				
Ousting Deposits/GJE						
Total Reconciliation	\$12,168,701.80	\$12,166,897.92				
Amount Reconciliation Off	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ACCOUNT	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE
Activity Fund (21)						
Beg Balance Checking	\$10,766.87	\$6,481.94				
Beg Balance Savings	\$117,146.56	\$129,574.36				
Revenues Savings	\$27,428.89	\$17,885.45				
Expenditures Checking	-\$19,286.02	-\$26,102.14				
Expenditures Savings						
End Balance Checking	\$6,481.94	\$9,466.82				
End Balance Savings	\$129,574.36	\$118,372.79				
Total Activity Fund	\$136,056.30	\$127,839.61				
Scholarships (81)						
Beg Balance Checking	\$0.00	\$0.00				
Beg Balance Savings	\$387,567.52	\$387,698.83				
Revenues Savings	\$131.31	\$122.67				
Expenditures Checking						
Expenditures Savings						
End Balance Checking						
End Balance Savings	\$387,698.83	\$386,821.50				
Total Scholarships	\$387,698.83	\$386,821.50				
Agency Fund (91)						
Beg Bal Checking	\$54.24	\$290.48				
Beg Bal Savings	\$1,137.32	\$837.32				
Revenues Savings	\$0.00	\$173.51				
Expenditures Checking	-\$63.76	-\$41.63				
Expenditures Savings						
End Balance Checking	\$290.48	\$248.85				
End Balance Savings	\$837.32	\$1,010.83				
Total Agency Fund	\$1,127.80	\$1,259.68				
Total Checking Acct 2	\$6,772.42	\$9,715.67				
Total Savings Acct 2	\$518,110.51	\$506,205.12				
Grand Total Acct 2	\$524,882.93	\$515,920.79				

**SHENANDOAH COMMUNITY SCHOOL
CALCULATION OF MISCELLANEOUS INCOME
2019-2020**

	STATE AID/ SRCIPVR (CNI) Source Codes	TLC/FOUR YEAR-OLD STATE AID/TSS/ INTERVENTION/PD/ TRANSPORTATION Source Code	SPED DEFICIT SUPPLEMENTAL STATE AID Source Code	AEA FLOWTHROUGH Source Code	PROPERTY TAX Source Codes	INSTRUCTIONAL SUPPORT THROUGH INCOME SURTAXES Source Codes	EXCISE TAXES UTILITY REPL. Source Codes	** MISCELLANEOUS REVENUE	TOTAL REVENUE (Includes Flowthrough)	FY '19 Actuals
	3801, 3803, 3111	3116, 3117, 3119 3204, 3216, 3376	3113	3214	1110-1119	1134	1170-1179			
JUL				\$39,104.00				\$17,320.76	\$56,424.76	\$53,106.44
AUG				\$39,104.00	\$78,576.06			\$18,242.94	\$135,923.00	\$80,425.92
SEP	\$523,628.00	\$144,855.00		\$39,104.00	\$518,824.88		\$233.13	\$49,527.25	\$1,276,172.26	\$1,352,737.62
OCT	\$523,628.00	\$144,855.00		\$39,104.00	\$1,270,009.60		\$42,026.00	\$39,016.85	\$2,058,639.45	\$1,905,569.52
NOV	\$551,500.40	\$144,855.00		\$39,104.00	\$175,920.13		\$1,008.39	\$22,574.40	\$934,962.32	\$1,002,941.75
DEC	\$566,913.40	\$144,855.00		\$39,104.00	\$78,293.03	\$152,637.50	\$501.70	\$20,646.75	\$1,002,951.38	\$1,093,473.96
JAN	\$530,221.34	\$144,855.00		\$39,104.00	\$87,793.33			\$184,738.09	\$986,711.76	\$916,428.68
FEB	\$519,375.00	\$144,855.00		\$39,104.00	\$29,115.76	\$55,661.50		\$211,444.55	\$999,555.81	\$1,015,015.39
MAR								\$0.00		
APR								\$0.00		
MAY								\$0.00		
JUN								\$0.00		
TOTAL	\$3,215,266.14	\$889,130.00	\$0.00	\$312,832.00	\$2,238,532.79	\$208,299.00	\$43,769.22	\$563,511.59	\$7,451,340.74	\$7,419,699.28

** Fill in STATE AID, INSTRUCTIONAL SUPPORT, FOUR YEAR-OLD PRESCHOOL, STATE FISCAL STABILIZATION, AEA FLOWTHROUGH, PROPERTY TAX, INCOME SURTAXES, EXCISE TAXES and TOTAL REVENUE columns. The MISC column will automatically be filled in and transferred to the UNSPENT AUTHORIZED BUDGET CALCULATION at the right

Yellow indicates a formula)

SRCIPVR = State Replacement for Commercial and Industrial Property Valuations Reduction

SHENANDOAH COMMUNITY SCHOOL			
UNSPENT AUTHORIZED BUDGET CALCULATION			
2019-2020			
	REGULAR PROGRAM DISTRICT COST	\$7,228,816.00	
+	REGULAR PROGRAM BUDGET ADJUSTMENT	\$138,542.00	
+	SUPPLEMENTARY WEIGHTING DISTRICT COST	\$140,441.00	
+	SPECIAL ED DISTRICT COST	\$941,184.00	
+	TEACHER SALARY SUMPLEMENT DISTRICT COST	\$662,009.00	
+	PROF DEV SUPPLEMENT DISTRICT COST	\$71,623.00	
+	EARLY INTERVENTION SUPPL DISTRICT COST	\$84,109.00	
+	TEACHER LEADERSHIP SUPP DISTRICT COST	\$353,567.00	
+	AEA SPECIAL ED SUPPORT	\$358,589.00	
+	AEA SPECIAL ED SUPPORT ADJUSTMENT	\$1,831.00	
+	AEA MEDIA SERVICES	\$59,481.00	
+	AEA EDUCATIONAL SERVICES	\$65,755.00	
+	AEA SHARING DISTRICT COST	\$0.00	
+	AEA TEACHER SALARY SUPPL DISTRICT COST	\$37,007.00	
+	AEA PROF DEV SUPPL DISTRICT COST	\$3,959.00	
+	DROPOUT ALLOWABLE GROWTH	\$261,868.00	
+	SBRC ALLOWABLE GROWTH OTHER #1	\$165,800.00	Increased Enrollment/ Open Enrolled out not in 2018
+	SBRC ALLOWABLE GROWTH OTHER #2	\$57,828.00	LEP
+	SPECIAL ED DEFICIT ALLOWABLE GROWTH	\$203,855.18	(Determined when I did the SES at time of CAR - September, 2019)
-	SPECIAL ED POSITIVE BALANCE REDUCTION	\$0.00	
-	AEA SPECIAL ED POSITIVE BALANCE	\$0.00	
+	ALLOWANCE FOR CONSTRUCTION PROJECTS	\$0.00	
-	UNSPENT ALLOWANCE FOR CONSTRUCTION	\$0.00	
+	ENROLLMENT AUDIT ADJUSTMENT	\$0.00	
-	AEA PRORATA REDUCTION	\$57,385.00	
=	MAXIMUM DISTRICT COST	\$10,778,879.18	
+	PRESCHOOL FOUNDATION AID	\$247,680.00	
+	INSTRUCTIONAL SUPPORT AUTHORITY	\$543,564.00	
+	ED IMPROVEMENT AUTHORITY	\$0.00	
+	OTHER MISCELLANEOUS INCOME	\$563,511.59	\$ 1,404,271.00 Estimate on Budget Worksheet This is a fluctuating #.
+	UNSPENT AUTH BUDGET - PREVIOUS YEAR	\$3,370,221.00	
=	MAXIMUM AUTHORIZED BUDGET	\$15,503,855.77	
-	EXPENDITURES	\$6,685,371.34	43.12%
=	UNSPENT AUTHORIZED BUDGET	\$8,818,484.43	
	EXPENDITURES	FY 20	FY '19Actuals
	JULY	\$199,722.68	\$217,436.62
	AUGUST	\$387,449.45	\$345,176.12
	SEPTEMBER	\$1,011,518.98	\$966,872.04
	OCTOBER	\$1,008,710.60	\$982,143.04
	NOVEMBER	\$1,020,147.22	\$1,009,487.13
	DECEMBER	\$995,838.21	\$1,033,579.63
	JANUARY	\$1,011,435.69	\$1,079,253.56
	FEBRUARY	\$1,050,548.51	\$1,187,232.13
	MARCH		
	APRIL		
	MAY		
	JUNE		
	TOTAL	\$6,685,371.34	\$6,821,180.27

MONTHLY BOARD VENDOR BILLS
MARCH 2020 ACCOUNT PAYABLE

Vendor Name	Invoice Detail Amount	Invoice Detail Description
Checking Account ID 20	Fund Number 61	SCHOOL NUTRITION FUND
ANDERSON ERICKSON DAIRY	5,792.22	K8 MILK
BMO MASTERCARD	1,551.14	SNF STAFF WORKSHOP/CONFERENCE REGISTRATI
EARTHGRAINS BAKING CO'S INC	741.70	BREAD
FAREWAY STORES	100.48	SNF FOOD FOR THE FOODSERVICE PROGRAM
HY-VEE	535.05	BACKPACK ITEMS
MARTIN BROS DIST	30,427.26	SUPPLIES
WAL-MART	28.72	3 DR. ORGANIZER
Fund Number 61	<u>39,176.57</u>	
Checking Account ID 20	39,176.57	
Checking Account ID 3	Fund Number 21	ACTIVITY FUND
4 SEASONS FUNDRAISING	5,415.20	SUPPLIES/FFA
BANK IOWA/CONNIE MCGINNIS	214.00	TRAVEL/GENERAL ATHLETICS
BMO MASTERCARD	979.26	SUPPLIES/GENERAL ATHLETICS
BMO MASTERCARD	1,126.48	SUPPLIES/SHS SPEECH CLUB
BMO MASTERCARD	101.43	SUPPLIES/FCCLA
BMO MASTERCARD	54.33	SUPPLIES/FFA
BMO MASTERCARD	288.03	SUPPLIES/STUDENT COUNCIL
BMO MASTERCARD	49.00	SUPPLIES/SHEN GIRLS BB
BMO MASTERCARD	344.32	MAY MENTORING ACTIVITY SUPPLIES
BMO MASTERCARD	32.04	SUPPLIES/MS STUDENT COUNCIL
BMO MASTERCARD	706.25	SUPPLIES/GENERAL ATHLETICS
CHRISTOPHER JOHNSON	125.00	GENERAL ATHLETICS OFFICIAL
COUNTY LINE DESIGN	472.00	SUPPLIES/STUDENT COUNCIL
DANIEL DONER	125.00	GENERAL ATHLETICS OFFICIAL
DENNY HOWARD	36.00	GENERAL ATHLETIC WORKERS
DUSTY SKAHILL	18.00	GENERAL ATHLETIC WORKERS
ELI SCHUSTER	36.00	GENERAL ATHLETIC WORKERS
ERIK GRUDLE	125.00	GENERAL ATHLETICS OFFICIAL
FAREWAY STORES	377.01	MUSTANG FIELD CONCESSION SUPPLIES
GRACELAND UNIVERSITY	240.00	STUDENT ENTRY & REGISTRATION FEES
HOWARD SPORTING GOODS	362.20	SUPPLIES/GENERAL ATHLETICS
IOWA CHEERLEADING COACHES ASSOCIATION	360.00	STUDENT ENTRY & REGISTRATION FEES
IOWA FCCLA	1,312.00	REGISTRATION
IOWA HIGH SCHOOL SPEECH ASSOCIATION	717.00	REGISTRATION/SHS SPEECH CLUB
ISACC GIBSON MEMORIAL FUND	830.30	MUSTANG FIELD CONCESSION SUPPLIES
JAMES HASH	125.00	GENERAL ATHLETICS OFFICIAL
JEFF LAUGHLIN	150.00	MS GENERAL ATHLETICS OFFICIAL
JOSH SCHUSTER	36.00	GENERAL ATHLETIC WORKERS
JUSTIN MILLER	125.00	GENERAL ATHLETICS OFFICIAL
KYLE FISCHER	140.00	GENERAL ATHLETICS OFFICIAL
LASTING INK IMPRESSIONS	580.00	MAY MENTORING ACTIVITY SUPPLIES
LITTLE WAITE LANES	712.50	MAY MENTORING ACTIVITY SUPPLIES
MILLER BUILDING	31.68	SUPPLIES/SHEN BOYS TRACK
NATE LAUGHLIN	150.00	MS GENERAL ATHLETICS OFFICIAL
NATIONAL FFA ORGANIZATION	154.00	FFA Supplies
NORTHWEST MISSOURI STATE UNIVERSITY	300.00	STUDENT ENTRY & REGISTRATION FEES
OSBORN, CURTIS	65.00	GENERAL ATHLETICS OFFICIAL
PAPER TRAIL	15.00	SUPPLIES/CHEERLEADERS
RICK PACE	75.00	MS GENERAL ATHLETICS OFFICIAL
RIEMAN MUSIC DES MOINES	233.06	RESALE/MS MARCHING MUSTANGS
ROCSTOP - WHITEHILLS	530.00	BPA SUPPLIES
RON GREBERT	125.00	GENERAL ATHLETICS OFFICIAL
RON HANSEN	36.00	GENERAL ATHLETIC WORKERS
SCALES SALES & SERVICE	275.00	Correction: Correction: SUPPLIES/WRESTLI
SHENANDOAH CSD	935.41	GENERAL ATHLETIC WORKERS

MONTHLY BOARD VENDOR BILLS
 MARCH 2020 ACCOUNT PAYABLE

Vendor Name	Invoice Detail Amount	Invoice Detail Description
SHENANDOAH SCHOOL LUNCH	175.00	SUPPLIES/CHEERLEADERS
Fund Number 21	19,414.50	
Checking Account ID 3	Fund Number 91	AGENCY FUND
BMO MASTERCARD	41.63	MIX IT UP SUPPLIES
Fund Number 91	41.63	
Checking Account ID 3	19,456.13	
Checking Account ID 30	Fund Number 10	GENERAL FUND
AHLERS & COONEY PC	348.50	LAWYER/NEGOTIATIONS
ALLDATA	975.00	HS AUTO TECH SUPPLIES
ASSETGENIE, INC.	315.75	LENOVO N23 YOGA (CHROMEBOOK) (TOUCH) AUD
BFG SUPPLY COMPANY	150.43	PLANT SALES/SUPPLIES
BMO MASTERCARD - TRANSPORTATION I	187.29	TRANSPORTATION REPAIR PARTS
BMO MASTERCARD	920.03	TEN80 TRAVEL
BMO MASTERCARD	2,627.94	ELEM GENERAL ED SUPPLIES
BMO MASTERCARD	352.98	HS PRINCIPAL POSTAGE
BMO MASTERCARD	208.11	HS FCS SUPPLIES
BMO MASTERCARD	836.19	PLANT SALES/SUPPLIES
BMO MASTERCARD	56.19	HS VOCAL MUSIC SUPPLIES
BMO MASTERCARD	670.98	TITLE IV SUPPLIES
BMO MASTERCARD	109.52	HS PRINCIPAL FUNDRAISER SUPPLIES
BMO MASTERCARD	250.00	JEANS - SUPPLIES
BMO MASTERCARD	271.47	MENTOR SUPPLIES
BMO MASTERCARD	1,450.28	SUPERINTENDENT SUPPLIES
BMO MASTERCARD	780.47	MS BAND SUPPLIES
BMO MASTERCARD	607.70	TITLE IV SUPPLIES
BMO MASTERCARD	294.82	TRANSPORTATION GASOLINE
BMO MASTERCARD	90.18	HS GENERAL ED TEXTBOOKS
BMO MASTERCARD	130.86	HS GENERAL ED TEXTBOOKS
BMO MASTERCARD	3,077.80	ELEM AT RISK SUPPLIES
BROWN'S REPAIR & AUTO PARTS, INC.	1,871.70	VEHICLE REPAIR SERVICES
CABINETS BY STAC	11.64	MAINTENANCE BUILDING SUPPLIES
CAMBLIN MECHANICAL	899.55	MAINTENANCE BUILDING REPAIR SERVICES
CDW GOVERNMENT	312.56	TECH REPAIR & MAINTENANCE SUPPLIES
CENEX FLEET FUELING	5,509.98	MAINTENANCE GASOLINE
CENTERPOINT ENERGY	6,206.04	UTILITIES-GAS
CENTURYLINK	394.91	ELEM PRINCIPAL TELEPHONE
CHAT MOBILITY	56.04	BUSINESS MANAGER TELEPHONE
CHROMEBOOKPARTS.COM	1,731.74	TECH REPAIR & MAINTENANCE SUPPLIES
CITY OF SHENANDOAH	19,376.02	WATER-SEWER
CLARINDA CSD	57,148.30	TUITION OE TO LEA WITHIN IA LEVEL I
COLLEGE ENTRANCE EXAMINATION BOARD	357.00	HS PRINCIPAL FUNDRAISER SUPPLIES
CORNHUSKER INTERNATIONAL TRUCKS	40.36	TRANSPORTATION REPAIR PARTS
COUNCIL BLUFFS CSD	2,366.07	PURCHASE EDUCATIONAL/L3 IND COSTS
CULLIGAN WATER	162.00	MAINTENANCE SUPPLIES
DENNIS ROGERS	720.00	PURCHASED BUILDING AND GROUNDS SERVICES
ESSEX CSD	65,308.68	TUITION OE TO LEA WITHIN IA LEVEL III
FAREWAY STORES	62.06	MS PRINCIPAL FUNDRAISER SUPPLIES
FIREFLY COMPUTERS	89.94	LENOVO 500E GEN 1 CHROMEBOOK LCD CABLE
HAMBURG COMMUNITY SCHOOL DISTRICT	21,140.73	TUITION OE TO LEA WITHIN IA LEVEL I
HOWARD SPORTING GOODS	86.00	MS PRINCIPAL FUNDRAISER SUPPLIES
INNOVATIVE OFFICE SOLUTIONS	56.88	ELEM GENERAL ED SUPPLIES
IOWA ASSOCIATION OF SCHOOL BOARD	150.00	BOARD TRAVEL
IOWA COMMUNICATIONS NETWORK	625.32	HS PRINCIPAL TELEPHONE
IOWA DEPARTMENT OF HUMAN SERVICES	1,339.56	MEDICAID DIRECT SERVICES
IOWA HIGH SCHOOL MUSIC ASSOCIATION	325.00	HS BAND STUDENT ENTRY & REGISTRATION FEE
IOWA WESTERN COMMUNITY COLLEGE	100.00	NON INSTRUCTION STAFF WORKSHOP/CONF REG

Vendor Name	Invoice Amount	Invoice Description
IRESQ	358.00	TECH REPAIR & MAINTENANCE SUPPLIES
ISFIS	250.00	SUPERINTENDENT WORKSHOPS
JB PARTS & SUPPLY	83.76	BUSINESS MANAGER DUES/FEE
JOHN GOWING PLUMBING AND HEATING INC.	363.20	MAINTENANCE BUILDING REPAIR SERVICES
JULIANE LAROCK	8.86	ELEM SPED LVL III TRAVEL
KIDWELL INC.	3,021.50	TECH REPAIR & MAINTENANCE SUPPLIES
MIDAMERICAN ENERGY	11,104.39	UTILITIES-ELECTRICITY
MIDDLE SCHOOL PTO	704.80	MS PRINCIPAL FUNDRAISER SUPPLIES
MILLER BUILDING	376.66	MAINTENANCE SUPPLIES
MITEL NET SOLUTIONS	550.23	HS PRINCIPAL TELEPHONE
O'REILLY AUTO	63.27	TRANSPORTATION SUPPLIES
OMAHA WORLD HERALD	1,920.00	BOARD NEWSPAPER ADVERTISING
PETERSEN AUTO	1,838.43	VEHICLE REPAIR SERVICES
RCB TRUCK REPAIR	261.75	VEHICLE REPAIR SERVICES
RED OAK WELDING	68.40	HS IND ARTS SUPPLIES
RIEMAN MUSIC DES MOINES	21.00	HS BAND EQUIPMENT REPAIR
ROCSTOP - WHITEHILLS	136.01	HS ROBOTICS SUPPLIES
ROGERS PEST CONTROL LLC	230.00	MAINTENANCE PEST CONTROL CONTRACTED
SAPP BROS.	130.20	MAINTENANCE GASOLINE
SAVEAROUND	937.50	GENERAL SUPPLIES
SHENANDOAH ACTIVITY FUND	736.60	MS PRINCIPAL FUNDRAISER SUPPLIES
SHENANDOAH SANITATION	677.80	MAINTENANCE GARBAGE COLLECTION
SIDNEY CSD	156,894.86	TUITION-OPEN ENROLLMENT
SIOUX CENTRAL CSD	5,913.75	TUITION TO LEA WITHIN IA NOT OE LEVEL II
STANEK FIRE PROTECTION	156.00	MAINTENANCE BUILDING REPAIR SERVICES
SUPPLYWORKS	157.48	CUSTODIAL SUPPLIES
TRUCK CENTER COMPANIES	296.44	VEHICLE REPAIR SERVICES
VALLEY PUBLICATIONS	339.57	BOARD NEWSPAPER ADVERTISING
VETTER EQUIPMENT CO	362.04	EQUIPMENT REPAIR
WELLMARK BLUE CROSS BLUESHEILD	111,247.32	HEALTH INSURANCE PAYABLE CN
WESTERN HOTEL SUPPLY/TIDMORE FLAGS	75.17	HS PRINCIPAL FUNDRAISER SUPPLIES
WILLIAM V. MACGILL & CO	29.88	MS NURSE MEDICAL SUPPLIES
ZIMCO SUPPLY	575.00	GROUNDS GENERAL SUPPLIES
Fund Number 10	<u>501,050.44</u>	
Checking Account ID 30	Fund Number 22	MANAGEMENT FUND
SU INSURANCE COMPANY	60,395.00	BUILDING INSURANCE
WELLMARK BLUE CROSS BLUESHEILD	5,228.72	EARLY RETIREES MEDICAL INSURANCE
Fund Number 22	<u>65,623.72</u>	
Checking Account ID 30	Fund Number 33	SAVE (SECURE AN ADVANCED VISION FOR ED.
AHLERS & COONEY PC	1,168.50	LAWYER
CARL A. NELSON & CO	5,500.00	REV BONDS ARCHITECTURE & ENGINEERING
DLR GROUP	16,604.65	REV BONDS ARCHITECTURE & ENGINEERING
WILSON GROUP INC., THE	20,011.18	FURNITURE & FIXTURES
Fund Number 33	<u>43,284.33</u>	
Checking Account ID 30	Fund Number 36	PHYSICAL PLANT & EQUIPMENT
CAMBLIN MECHANICAL	697.20	BUILDING REPAIR
CDW GOVERNMENT	2,160.00	PROJECTORS
COUNSEL OFFICE & DOCUMENT	1,661.52	ADMIN COPIER LEASE
CULLIGAN WATER	243.47	RENTAL OF EQUIPMENT & VEHICLES
GREAT AMERICAN FINANCIAL SERVICES	1,064.38	ELEMENTARY COPIER LEASE
OTIS ELEVATOR	70.36	OTHER PROFESSIONAL SERVICES
S & S APPLIANCE	1,548.00	OTHER EQUIPMENT
Fund Number: 36	<u>7,444.93</u>	
Checking Account ID 30	<u>617,403.42</u>	

First Name	Last Name	Organization	Start Date	End Date	Name of Fundraiser	What specific funds will be used for	Percentage of profit	Population
Liz	Skillern	Business Professionals of America	4/1/2020	4/30/2020	Corn Hole Tournament and BBQ	Costs of travel, registration, meals, tours, lodging, incentives for BPA and conferences/competitions.	60%	Staff or General Public
Liz	Skillern	Business Professionals of America	3/23/2020	4/13/2020	Egg My House	Costs of travel, registration, meals, tours, lodging, incentives for BPA and conferences/competitions.	75%	Staff or General Public
Liz	Skillern	Business Professionals of America	3/1/2020	5/1/2020	"Flushed"	Costs of travel, registration, meals, tours, lodging, incentives for BPA and conferences/competitions.	100%	Staff or General Public
Liz	Skillern	Business Professional of America	2/26/2020	5/1/2020	Contacting local businesses for financial support in exchange for volunteer work	Funds will be used for registration, lodging, travel, food, incentives for BPA and for BPA conferences.	100%	Local or Regional Businesses
Liz	Skillern	Business Professionals of America	4/20/2020	5/22/2020	Candy Bars from Great American	Funds will be used for registration, lodging, travel, food, incentives for BPA and for BPA conferences.	55%	Students
Liz	Skillern	Business Professionals of America	3/9/2020	3/14/2020	Faculty Jeans for a week	Funds will be used for registration, lodging, travel, food, incentives for BPA and for BPA conferences.	100%	Staff or General Public
Kim	Leininger	M.A.Y. Mentoring	4/5/2020	4/5/2020	Meal at the Elks	M.A.Y. Mentoring Group Activity supplies	50%	Staff or General Public
Stephanie	Langner	FCCLA	3/10/2020	3/13/2020	Cancer Awareness Month Ribbons	primarily to offset cost of supplies	25%	Students

Date	Location	Grade Level/Class	Sponsor
April 22-April 28	Fort Lauderdale, FL; Ten 80 National Finals	7th and 8th; Ten 80 Team	Brett Roberts
2/26/2020	Loziers in Omaha, NE, and IWCC in Council Bluffs, IA	Grade 12	Liz Skillern
May 4-9, 2020	National BPA Leadership Conference in Washington, DC.	Business Professionals of America	Liz Skillern
4/8/2020	Omaha Correctional Center	Modern Problems Class	Kyan Kirkholm
5/12/2020	Henry Doorly Zoo, Omaha, NE	9-12 High School Life Skills Special Education	Mix It Up

First Name	Last Name	Organization	Start Date	End Date	Name of Grant	What specific funds will be used for	Percentage of profit	Population
Liz	Skillern	Business Professionals of America	2/20/2020	2/29/2020	Jeans Fund Grant	Costs of travel, registration, meals, tours, lodging, incentives for BPA and conferences/competitions.	100%	Staff or General Public
Sarah	Martin	Shenandoah Community Schools	2/20/2020	3/2/2020	Grant: STEM Scale UP CASE Power and Technology	Curriculum for the Power and Technology	100	Other
Carleen	Perry	Classroom	3/10/2020		Donor's Choice	Classroom set of "Refuge" by Alan Grantz	100%	General Public



Architecture Engineering Planning Interiors

6457 Frances Street, Suite 200
Omaha, NE 68106

February 25, 2020

Dr. Kerri Nelson
Superintendent
Shenandoah Community School District
304 West Nishna Road
Shenandoah, Iowa 51601

Re: Project Name: Shenandoah High School Renovation Design Services.
DLR Group Project No.: 11-16116-21

Dear Kerri:

The purpose of this letter is to request an amendment to our AIA B132 contract between Owner and Architect signed in September of 2019. This will address the following items.

A. High School Renovations.

1. Scope: Design for replacement and relocation of main entry vestibule and associated office walls to create a secure entry and check in. See attached plan sketch. Design scope includes demolition, new storefront window / entry system, modifications of security items (hardware and access control), electrical modifications, mechanical modifications and structural items as needed. The construction administration of this will be absorbed by the base contract.
2. Compensation: Billed on an hourly rate as outlined in the base contract. Total not to exceed \$7,600 without prior approval. To be billed on a monthly basis as occurs.

Breakdown of effort that the fee is based on.

discipline	hours	rate	subtotal
PM	5	\$175	\$875
Civil	0	\$115	\$0
Architectural	24	\$175	\$4,200
Interiors	4	\$90	\$360
Structural	4	\$145	\$580
Mechanical	4	\$175	\$700
Electrical	4	\$175	\$700
Administration	2	\$115	\$230
		total	\$7,645

With your approval of this request, we will prepare an AIA G802 Amendment 004 for your signature. Please let us know if you have any questions.

Sincerely,

Shenandoah Community School District

DLR Group

Signature: _____

Name: _____

Date: _____

Mike Kros, AIA, LEED AP BD+C
Principal

cc: Cindy Larson, Vanessa Schutte, AIA



above ceiling

steel beam above ceiling, should be able to connect top of new walls to.

current wood window wall system stops at ceiling

should replace entire wood window wall and door

EXISTING G/ CEILING TO

CORRIDOR B102

add new secure door into office

VAULT B104

CONFERENCE B106

this is a wood framed window system, with wire glass

move new entry system to be closer to corridor, allow new secure door into Office B103 from Lobby B101

LOBBY B101

OFFICE B103

DOOR OPERATOR

CLASSROOM B114

B100A

DA

look at how to refinish where frame removed

VESTIBULE B100

DA

DA

DOOR OPERATOR

OFFICE B105

EXISTING CARD READER

PRINCIPAL B107

DA

verify where wall can go,
what has to be moved

move interior vestibule door in farther

should replace entire system, with
Aluminum or HM system. no wire mesh in
glass, use tempered.

60 170 -Y 90 200 210





AIA[®] Document A132[™] – 2009

Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the 9th day of March in the year 2020
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Shenandoah Community School District
304 West Nishna Road
Shenandoah, IA 51601
Phone: (712)246-1581
Fax: (712)246-3722

and the Contractor:
(Name, legal status, address and other information)

Genesis Contracting Group, LLC
404 Hill Street
Lincoln, NE 68502

for the following Project:
(Name, location and detailed description)

Shenandoah Community School District
Shenandoah High School Renovations
Shenandoah, IA 51601

Construction Manager:
(Name, legal status, address and other information)

Carl A. Nelson & Company
1815 Des Moines Avenue
Burlington, IA 52601

The Architect:
(Name, legal status, address and other information)

DLR Group
1430 Locus Street, Suite 200
Des Moines, IA 50309

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232[™]–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132[™]–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132[™]–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232[™]–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

EXHIBIT A DETERMINATION OF THE COST OF THE WORK

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

Bid Package No. 1 – General and Bid Package No. 2 – Site Work

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanics' liens and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

7§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

See Construction Project Schedule in the Project Manual.

Portion of the Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be one of the following:

(Check the appropriate box.)

- [X] Stipulated Sum, in accordance with Section 4.2 below
- [] Cost of the Work plus the Contractor’s Fee without a Guaranteed Maximum Price, in accordance with Section 4.3 below
- [] Cost of the Work plus the Contractor’s Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below. Based on the selection above, also complete either Section 5.1.4, 5.1.5 or 5.1.6 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be Eight Hundred Forty-Seven Thousand and No/ 100 Dollars (\$ 847,000.00), subject to additions and deletions as provided in the Contract Documents.

§ 4.2.2 The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.2.3 Unit prices, if any:

(Identify and state the unit price, and state the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Unit Price No. 1 – Ceiling Grid		\$5.15 per SF

§ 4.2.4 Allowances included in the Stipulated Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Allowance
------	-----------

| *(Paragraphs Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraphs Deleted)*

| *(Table Deleted)*

| *(Paragraphs Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraphs Deleted)*

| *(Table Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

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| (Paragraphs Deleted)

| (Table Deleted)

| (Paragraph Deleted)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the last day of a month, the Owner shall make payment of the certified amount in the Application for Payment to the Contractor not later than the thirtieth day of the following month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Construction Manager receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum

§ 5.1.4.1 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.4.2 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.4.3 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.9 of the General Conditions;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of five percent (5 %);
- .3 Subtract the aggregate of previous payments made by the Owner; and

- 4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of the General Conditions.

§ 5.1.4.4 The progress payment amount determined in accordance with Section 5.1.4.3 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to one hundred percent (100 %) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect determines for incomplete Work, retainage applicable to such work and unsettled claims or as otherwise required under Iowa Code Chapters 26 and 573 ; and
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of the General Conditions.

§ 5.1.4.5 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.4.3.1 and 5.1.4.3.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

Retainage to be reduced in accordance with the laws of the State of Iowa, as applicable

§
(Paragraphs Deleted)

5.1.4.6 Except with the Owner's prior approval, the Contractor shall not make advance payment to suppliers for materials or equipment which have not been delivered and stored at the site.

(Paragraph Deleted)

(Paragraph Deleted)

(Paragraphs Deleted)

(Paragraphs Deleted)

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2 of AIA Document A232-2009, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a
Final Certificate for Payment has been issued by the Architect
- .3

Init.

§ 5.2.2 The Owner's Final Payment to the Contractor shall be made no earlier than 31 days following approval and final acceptance of the Project by the Board of Directors (Owner) upon receipt and review of the Construction Manager's and/or Architect's Certificate and Recommendation for Final Payment.

Final Payment may be contingent upon receipt of all lien waivers/Chapter 573 claim releases and other closeout documents and shall be subject to the conditions of and shall be paid in accordance with the provisions of Iowa Code Chapter 573 and Iowa Code Chapter 26.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232–2009, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

Construction Manager

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A232–2009, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A232–2009.

Litigation in a court of competent jurisdiction.

Other: *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009.

(Paragraphs Deleted)

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

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User Notes:

(3B9ADA45)

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate equal to the rate specified by rule pursuant to Iowa Code Section 74A.2 or Iowa Code Section 573.14, whichever is less (Insert rate of interest agreed upon, if any.)

%

§ 8.3 The Owner's representative:
(Name, address and other information)

Dr. Kerri Nelson, Superintendent
Shenandoah Community School District
304 West Nishna Road
Shenandoah, IA 51601

§ 8.4 The Contractor's representative:
(Name, address and other information)

Mitch Holt, Project Executive
Genesis Contracting Group, LLC
404 Hill Street
Lincoln, NE 68502
Phone: 402-791-0151
Email: mholt@genesiscontractinggroup.com

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Owner, its agents, representatives, and employees of any of them (Indemnitees) from and against any and all claims, damages, causes of action, losses and expenses, including, but not limited to, attorney's fees, arising out of or resulting from or in connection with the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by an Indemnity. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity or contribution which would otherwise exist, as to any party or person described in Contract Documents.

In the event the Owner should prevail in any legal action arising out of the performance or non-performance of this Agreement, the Contractor shall pay, in addition to any damages, all expenses of such action including reasonable attorney's fees, all expert witness fees, costs, and litigation expenses incurred by the Owner, including those incurred on appeal. The term "legal action" shall be deemed to include any arbitration, administrative proceedings, and all actions at law or in equity, including appeals.

The Contractor shall not be owned, operated, or managed by a registered sex offender who has been convicted of a sex offense against a minor in accordance with Iowa Code 692A.113. In addition, the Contractor shall not permit an employee, Subcontractor (Company) owned, operated, or managed by, or Subcontractor employee who is a registered sex offender convicted of a sex offense against a minor on real property of the Owner's schools in

Init.

accordance with Iowa Code 692A.113. The Contractor shall further acknowledge and certify, by execution of this Agreement, that the services provided under this Contract comply with Iowa Code 692A.113.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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§ 9.1.4 The Specifications:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

EXHIBIT A – Specifications: Project Manual – Table of Contents dated December 18, 2019

Section	Title	Date	Pages
---------	-------	------	-------

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

EXHIBIT B – Drawing List, dated December 18, 2019

Number	Title	Date
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§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum No. CC-1	January 9, 2020	115
Addendum No. CC-2	January 17, 2020	6
Addendum No. CC-3	January 21, 2020	1
Addendum No. CC-4	January 21, 2020	1
Addendum No. CC-5	February 5, 2020	6
Addendum No. CC-6	February 14, 2020	33
Addendum No. CC-7	February 17, 2020	1

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents are:

- .1 AIA Document A132™–2009, Exhibit A, Determination of the Cost of the Work, if applicable.
- .2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:

3 AIA Document E202™–2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

4 Other documents, if any, listed below:

(List here any additional documents which are intended to form part of the Contract Documents. AIA Document A232–2009 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

- Notice to Bidders
- Instruction to Bidders
- Specifications
- Drawings
- General Conditions (as modified)
- Supplementary Conditions (if applicable)
- Certificate of Insurance
- Performance of Bond
- Payment Bond

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232–2009.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A232–2009.)

Type of Insurance or Bond

Performance Bond
Payment Bond

Limit of Liability or Bond Amount (\$0.00)

100% of contract
100% of contract

See Section 11.1.2 of A232 General Conditions for Insurance Requirements

This Agreement is entered into as of the day and year first written above.

Shenandoah Community School District

Genesis Contracting Group, LLC

OWNER *(Signature)*

CONTRACTOR *(Signature)*

Board President

(Printed name and title)

(Printed name and title)

01647463-1\18883-020

SHENANDOAH HIGH SCHOOL RENOVATIONS
SHENANDOAH COMMUNITY SCHOOL DISTRICT
SHENANDOAH, IOWA

11-16116-20
BID SET

SECTION 000110 – TABLE OF CONTENTS – VOLUME I OF II

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

Document 000101	Project Contacts Page
Document 000105	Certification Page Volume 1
Document 000105	Certification Page Volume 2
Document 000110	Table of Contents
Document 001001	Notice of Bid Letting
Document 001005	Notice of Public Hearing
Document 002113	Instructions to Bidders
Document 002600	Procurement Substitution Procedures Procurement Substitution Request Form
Document 003126	Existing Hazardous Material Information Three-Year Asbestos Reinspection Report dated July 9, 2013
Document 004100	Bid Form Resident Bidder Status Form Certification of Compliance with Iowa Code Section 692A.113
Document 005200	Agreement Forms AIA A132 Document Agreement Between Owner and Contractor, Construction Manager as Advisor Edition
Document 007200	General Conditions AIA Document A232-2009 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition

DIVISION 01 – GENERAL REQUIREMENTS

Section 011000	Summary
Section 012200	Unit Prices
Section 012500	Substitution Procedures Post-Bid Request for Substitution Form
Section 012600	Contract Modification Procedures
Section 012900	Payment Procedures Off-Site Storage Agreement Form Consent of Surety Company to Off-Site Storage Agreement Form Approval of Surety to Schedule of Values Stored Materials Tabulations Form
Section 013100	Project Management and Coordination
Section 013150	Site Safety Policy Site Safety Attachments
Section 013200	Construction Progress Documentation
Section 013200.01	Preliminary Schedule
Section 013300	Submittal Procedures Submittal Cover
Section 013333	Electronic Drawings AIA Document C106-2013, Digital Data Licensing Agreement
Section 014000	Quality Control
Section 014200	References
Section 015100	Construction Facilities and Temporary Controls Site Diagram
Section 016600	Product Storage and Handling
Section 017300	Execution

DIVISION 01 – GENERAL REQUIREMENTS (cont'd)

Section 017329	Cutting and Patching
Section 017700	Closeout Procedures
Section 017800	Closeout Submittals
Section 017900	Demonstration and Training
Section 019100	Commissioning IMEG Commissioning Plan

DIVISION 02 – EXISTING CONDITIONS

Section 024119	Selective Demolition
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DIVISIONS 03 – 04 – NOT USED

DIVISION 05 – METALS

Section 055000	Metal Fabrications
Section 055213	Pipe and Tube Railings

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

Section 061053	Miscellaneous Rough Carpentry
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DIVISION 07 – THERMAL AND MOISTURE PROTECTION

Section 078413	Penetration Firestopping
Section 078443	Joint Firestopping
Section 079200	Joint Sealants
Section 079219	Acoustical Joint Sealants

081213 ADD1

DIVISION 08 – OPENINGS

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DIVISION 22 - PLUMBING

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Section 220500	Basic Mechanical Materials and Methods
Section 220510	Motors
Section 220529	Hangers and Supports for Plumbing and HVAC Piping and Equipment
Section 220553	Identification for Plumbing and HVAC Piping and Equipment
Section 220700	Plumbing and HVAC Insulation
Section 221116	Domestic Water Piping
Section 221119	Domestic Water Piping Specialties
Section 221316	Sanitary Waste and Vent Piping
Section 221319	Sanitary Waste Piping Specialties
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Section 224700	Electric Water Coolers

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Section 230523	General-Duty Valves for Plumbing and HVAC Piping
Section 230529	Hangers and Supports for HVAC Piping and Equipment
Section 230553	Identification for HVAC Piping, and Equipment
Section 230593	Testing, Adjusting and Balancing for HVAC
Section 230700	HVAC Insulation
Section 230800	Commissioning of HVAC
Section 230990	HVAC Instrumentation and Controls
Section 230993	Sequence of Operations for HVAC Controls
Section 231120	Fuel Gas Piping
Section 232113	Hydronic Piping
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Section 232500	HVAC Water Treatment
Section 232920	Variable Frequency Drives
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Section 236423.13	Air-Cooled, Scroll Water Chillers
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Section 260519	Low-Voltage Electrical Power Conductors and Cables
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Section 260533	Raceway and Boxes for Electrical Systems
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Section 262416	Panelboards
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Section 271500	Communications Horizontal Cabling
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Section 311000	Site Clearing
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DIVISION 32 – EXTERIOR IMPROVEMENTS

Section 321313	Concrete Paving
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DIVISION 33 – NOT USED

DRAWING LIST

NUMBER	TITLE	DATE
0.0	Cover Sheet	December 18, 2019
0.1	Symbols and Abbreviations	December 18, 2019
C0.1	Site Topographic Survey	December 18, 2019
C1.1	Site Demolition Plan	December 18, 2019
C2.1	Site Layout Plan	December 18, 2019
C3.1	Site Grading and Drainage Plan	December 18, 2019
C4.1	Site Details	December 18, 2019
CP0.1	Code Summary and Notes	December 18, 2019
CP1.1	Code Plan	December 18, 2019
AD1.1A	Demolition Plan – Area A	December 18, 2019
AD1.1B	Demolition Plan – Area B	December 18, 2019
AD1.1C	Demolition Plan – Area C	December 18, 2019
AD1.1D	Demolition Plan – Area D	December 18, 2019
A0.0	Interiors Material Schedule and General Notes	December 18, 2019
A1.0	Lower Level – Area A and Existing Storage	December 18, 2019
A1.1A	Floor Plan – Area A	December 18, 2019
A1.1B	Floor Plan – Area B	December 18, 2019
A1.1C	Floor Plan – Area C	December 18, 2019
A1.1D	Floor Plan – Area D	December 18, 2019
A2.1	Large Scale Plans	December 18, 2019
A3.1A	Reflected Ceiling Plan – Area A	December 18, 2019
A3.1B	Reflected Ceiling Plan – Area B	December 18, 2019
A3.1C	Reflected Ceiling Plan – Area C	December 18, 2019
A3.1D	Reflected Ceiling Plan – Area D	December 18, 2019
A4.1	Roof Plan	December 18, 2019
A9.1	Door and Frame Schedule, Elevation and Details	December 18, 2019
A10.1	General Building Details	December 18, 2019
S1.1	Framing and Foundation Plans	December 18, 2019
S2.1	Structural Details	December 18, 2019
M0.1	Mechanical Symbols and Abbreviations	December 18, 2019
MD1.1B	HVAC Demolition Plan, First Level – Area B	December 18, 2019
MD1.1C	HVAC Demolition Plan, First Level – Area C	December 18, 2019
MD1.1D	HVAC Demolition Plan, First Level – Area D	December 18, 2019
M1.1B	HVAC Plan, First Level – Area B	December 18, 2019
M1.1C	HVAC Plan, First Level – Area C	December 18, 2019
M1.1D	HVAC Plan, First Level – Area D	December 18, 2019
M3.1	Enlarged HVAC Plans	December 18, 2019
M4.1	Mechanical Details	December 18, 2019
M4.2	Hydronic Piping Schematics	December 18, 2019
M5.1	Mechanical Schedules	December 18, 2019
M6.1	HVAC Controls	December 18, 2019
M6.2	HVAC Controls Schematics and Points Lists	December 18, 2019
P1.1	Plumbing Roof Plan	December 18, 2019
P2.1	Large Scale Plumbing Plans	December 18, 2019
E0.1	Electrical Symbols and Abbreviations	December 18, 2019
ES0.1	Electrical Site Plan	December 18, 2019
ED1.1A	Electrical Demolition Plan – Area A	December 18, 2019
ED1.1B	Electrical Demolition Plan – Area B	December 18, 2019
ED1.1C	Electrical Demolition Plan – Area C	December 18, 2019
ED1.1D	Electrical Demolition Plan – Area D	December 18, 2019
E1.1A	Lighting Plan – Area A	December 18, 2019
E1.1B	Lighting Plan – Area B	December 18, 2019
E1.1C	Lighting Plan – Area C	December 18, 2019

NUMBER	TITLE	DATE
E1.1D	Lighting Plan – Area D	December 18, 2019
E2.1A	Power Plan – Area A	December 18, 2019
E2.1B	Power Plan – Area B	December 18, 2019
E2.1C	Power Plan – Area C	December 18, 2019
E2.1D	Power Plan – Area D	December 18, 2019
E3.1A	Special Systems Plan – Area A	December 18, 2019
E3.1B	Special Systems Plan – Area B	December 18, 2019
E3.1C	Special Systems Plan – Area C	December 18, 2019
E3.1D	Special Systems Plan – Area D	December 18, 2019
E4.1	Electrical One-Line Diagram	December 18, 2019
E5.1	Electrical Schedules	December 18, 2019
E6.1	Electrical Details	December 18, 2019
FA2.1	Fire Alarm – Reference Only	December 18, 2019
FA2.2	Fire Alarm – Reference Only	December 18, 2019
FA2.3	Fire Alarm – Reference Only	December 18, 2019

INCLUDE IN BID ENVELOPE

Certification of Compliance with Iowa Code Section 692A.113

Mixed Heat certifies that it is not owned, managed or operated by a person that is a sex offender who has committed a sex offense against a minor.

Company: GENESIS CONTRACTING GROUP

Signature: [Handwritten Signature]

Title: PRESIDENT

Date: 3/4/2020

The lower portion of this form to be filled completed within ten (10) days of the execution of the Agreement or before any Company workers are on the Project site.

The company further certifies that as required by Iowa Code Section 692A.113, as added by Section 13 of S.F. 340, 2009 General Assembly the following employees or subcontractor employees are not registered sex offenders:

[Blank lines for listing employees or subcontractor employees]

/



Document G732™ - 2009

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: PROJECT: APPLICATION NO: DISTRIBUTION TO:

OWNER	<input type="checkbox"/>
CONSTRUCTION MANAGER	<input type="checkbox"/>
ARCHITECT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

FROM CONTRACTOR: VIA CONSTRUCTION MANAGER:

CONTRACT FOR: VIA ARCHITECT:

PERIOD TO: CONTRACT DATE: PROJECT NOS:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM
2. NET CHANGES IN THE WORK
3. CONTRACT SUM TO DATE (Line 1 ± 2)
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)
5. RETAINAGE:
 - a. _____ % of Completed Work (Column D + E on G703)
 - b. _____ % of Stored Material (Column F on G703)

By: _____ Date: _____

State of: _____

County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My Commission expires: _____

6. TOTAL EARNED LESS RETAINAGE
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
8. CURRENT PAYMENT DUE
9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 minus Line 6)

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner Directives	\$	\$
Total approved this month, including Construction Change Directives	\$	\$
TOTALS	\$	\$
NET CHANGES IN THE WORK	\$	\$

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____

By: _____ Date: _____

State of: _____

County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My Commission expires: _____

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER: _____

By: _____ Date: _____

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.) _____

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA Document G703™ – 1992

Continuation Sheet

AIA Document G702™, Application and Certification for Payment; G702™CMa-1992, Application and Certificate for Payment; or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Subcontractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:

APPLICATION DATE:

PERIOD TO:

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		E THIS PERIOD	F MATERIALS PRESENTLY STORED (Not in D or E)	G TOTAL COMPLETED AND STORED TO DATE (D + E + F)	H BALANCE TO FINISH (C - G)	I RETAINAGE (if variable rate)
			FROM PREVIOUS APPLICATION (D + E)	% (G + C)					
GRAND TOTAL									

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AIA[®] Document A132[™] – 2009

Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the 9th day of March in the year 2020
(*In words, indicate day, month and year.*)

BETWEEN the Owner:
(*Name, legal status, address and other information*)

Shenandoah Community School District
304 West Nishna Road
Shenandoah, IA 51601
Phone: (712)246-1581
Fax: (712)246-3722

and the Contractor:
(*Name, legal status, address and other information*)

Big Sky Enterprises, LLC dba K2 Electric
1405 Bluegrass Road
Red Oak, IA 51566

for the following Project:
(*Name, location and detailed description*)

Shenandoah Community School District
Shenandoah High School Renovations
Shenandoah, IA 51601

Construction Manager:
(*Name, legal status, address and other information*)

Carl A. Nelson & Company
1815 Des Moines Avenue
Burlington, IA 52601

The Architect:
(*Name, legal status, address and other information*)

DLR Group
1430 Locus Street, Suite 200
Des Moines, IA 50309

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232[™]–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132[™]–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132[™]–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232[™]–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

EXHIBIT A DETERMINATION OF THE COST OF THE WORK

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

Bid Package No. 5 - Electrical

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanics' liens and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

7§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

See Construction Project Schedule in the Project Manual.

Portion of the Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be one of the following:

(Check the appropriate box.)

- [X] Stipulated Sum, in accordance with Section 4.2 below
- [] Cost of the Work plus the Contractor’s Fee without a Guaranteed Maximum Price, in accordance with Section 4.3 below
- [] Cost of the Work plus the Contractor’s Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below. Based on the selection above, also complete either Section 5.1.4, 5.1.5 or 5.1.6 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be Seven Hundred Ninety-Six Thousand and No/100 Dollars (\$ 796,000.00), subject to additions and deletions as provided in the Contract Documents.

§ 4.2.2 The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

§ 4.2.3 Unit prices, if any:

(Identify and state the unit price, and state the quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.2.4 Allowances included in the Stipulated Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Allowance
------	-----------

| *(Paragraphs Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraphs Deleted)*

| *(Table Deleted)*

| *(Paragraphs Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraphs Deleted)*

| *(Table Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

Init.

| (Paragraphs Deleted)

| (Table Deleted)

| (Paragraph Deleted)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the last day of a month, the Owner shall make payment of the certified amount in the Application for Payment to the Contractor not later than the thirtieth day of the following month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Construction Manager receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum

§ 5.1.4.1 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.4.2 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.4.3 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.9 of the General Conditions;
- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of five percent (5 %);
- .3 Subtract the aggregate of previous payments made by the Owner; and

Init.

- 4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of the General Conditions.

§ 5.1.4.4 The progress payment amount determined in accordance with Section 5.1.4.3 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to one hundred percent (100 %) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect determines for incomplete Work, retainage applicable to such work and unsettled claims or as otherwise required under Iowa Code Chapters 26 and 573 ; and
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of the General Conditions.

§ 5.1.4.5 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.4.3.1 and 5.1.4.3.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

Retainage to be reduced in accordance with the laws of the State of Iowa, as applicable

§
(Paragraphs Deleted)

5.1.4.6 Except with the Owner's prior approval, the Contractor shall not make advance payment to suppliers for materials or equipment which have not been delivered and stored at the site.

(Paragraph Deleted)

(Paragraph Deleted)

(Paragraphs Deleted)

(Paragraphs Deleted)

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2 of AIA Document A232–2009, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a
Final Certificate for Payment has been issued by the Architect
- .3

Init.

§ 5.2.2 The Owner's Final Payment to the Contractor shall be made no earlier than 31 days following approval and final acceptance of the Project by the Board of Directors (Owner) upon receipt and review of the Construction Manager's and/or Architect's Certificate and Recommendation for Final Payment.

Final Payment may be contingent upon receipt of all lien waivers/Chapter 573 claim releases and other closeout documents and shall be subject to the conditions of and shall be paid in accordance with the provisions of Iowa Code Chapter 573 and Iowa Code Chapter 26.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232–2009, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

Construction Manager

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A232–2009, the method of binding dispute resolution shall be as follows:

(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A232–2009.

Litigation in a court of competent jurisdiction.

Other: *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2009.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2009.

(Paragraphs Deleted)

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

Init.

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User Notes:

(3B9ADA3E)

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate equal to the rate specified by rule pursuant to Iowa Code Section 74A.2 or Iowa Code Section 573.14, whichever is less (Insert rate of interest agreed upon, if any.)

%

§ 8.3 The Owner's representative:
(Name, address and other information)

Dr. Kerri Nelson, Superintendent
Shenandoah Community School District
304 West Nishna Road
Shenandoah, IA 51601

§ 8.4 The Contractor's representative:
(Name, address and other information)

Darren Koehn, Owner
Big Sky Enterprises, LLC dba K2 Electric
1405 Bluegrass Road
Red Oak, IA 51566
Phone: 402-915-1571
Email: darren@k2electric.net

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Owner, its agents, representatives, and employees of any of them (Indemnitees) from and against any and all claims, damages, causes of action, losses and expenses, including, but not limited to, attorney's fees, arising out of or resulting from or in connection with the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by an Indemnity. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity or contribution which would otherwise exist, as to any party or person described in Contract Documents.

In the event the Owner should prevail in any legal action arising out of the performance or non-performance of this Agreement, the Contractor shall pay, in addition to any damages, all expenses of such action including reasonable attorney's fees, all expert witness fees, costs, and litigation expenses incurred by the Owner, including those incurred on appeal. The term "legal action" shall be deemed to include any arbitration, administrative proceedings, and all actions at law or in equity, including appeals.

The Contractor shall not be owned, operated, or managed by a registered sex offender who has been convicted of a sex offense against a minor in accordance with Iowa Code 692A.113. In addition, the Contractor shall not permit an employee, Subcontractor (Company) owned, operated, or managed by, or Subcontractor employee who is a registered sex offender convicted of a sex offense against a minor on real property of the Owner's schools in

Init.

accordance with Iowa Code 692A.113. The Contractor shall further acknowledge and certify, by execution of this Agreement, that the services provided under this Contract comply with Iowa Code 692A.113.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ 9.1.4 The Specifications:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

EXHIBIT A – Specifications: Project Manual – Table of Contents dated December 18, 2019

Section	Title	Date	Pages
---------	-------	------	-------

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

EXHIBIT B – Drawing List, dated December 18, 2019

Number	Title	Date
--------	-------	------

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum No. CC-1	January 9, 2020	115
Addendum No. CC-2	January 17, 2020	6
Addendum No. CC-3	January 21, 2020	1
Addendum No. CC-4	January 21, 2020	1
Addendum No. CC-5	February 5, 2020	6
Addendum No. CC-6	February 14, 2020	33
Addendum No. CC-7	February 17, 2020	1

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents are:

- .1 AIA Document A132™–2009, Exhibit A, Determination of the Cost of the Work, if applicable.
- .2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:

3 AIA Document E202™–2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

4 Other documents, if any, listed below:

(List here any additional documents which are intended to form part of the Contract Documents. AIA Document A232–2009 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

- Notice to Bidders
- Instruction to Bidders
- Specifications
- Drawings
- General Conditions (as modified)
- Supplementary Conditions (if applicable)
- Certificate of Insurance
- Performance of Bond
- Payment Bond

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232–2009.

(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A232–2009.)

Type of Insurance or Bond

Limit of Liability or Bond Amount (\$0.00)

Performance Bond

100% of contract

Payment Bond

100% of contract

See Section 11.1.2 of A232 General Conditions for Insurance Requirements

This Agreement is entered into as of the day and year first written above.

Shenandoah Community School District

Big Sky Entrprises, LLC dba K2 Electric

OWNER *(Signature)*

CONTRACTOR *(Signature)*

Board President

(Printed name and title)

(Printed name and title)

01647463-1\18883-020

SHENANDOAH HIGH SCHOOL RENOVATIONS
SHENANDOAH COMMUNITY SCHOOL DISTRICT
SHENANDOAH, IOWA

11-16116-20
BID SET

SECTION 000110 – TABLE OF CONTENTS – VOLUME I OF II

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

Document 000101	Project Contacts Page
Document 000105	Certification Page Volume 1
Document 000105	Certification Page Volume 2
Document 000110	Table of Contents
Document 001001	Notice of Bid Letting
Document 001005	Notice of Public Hearing
Document 002113	Instructions to Bidders
Document 002600	Procurement Substitution Procedures Procurement Substitution Request Form
Document 003126	Existing Hazardous Material Information Three-Year Asbestos Reinspection Report dated July 9, 2013
Document 004100	Bid Form Resident Bidder Status Form Certification of Compliance with Iowa Code Section 692A.113
Document 005200	Agreement Forms AIA A132 Document Agreement Between Owner and Contractor, Construction Manager as Advisor Edition
Document 007200	General Conditions AIA Document A232-2009 General Conditions of the Contract for Construction, Construction Manager as Advisor Edition

DIVISION 01 – GENERAL REQUIREMENTS

Section 011000	Summary
Section 012200	Unit Prices
Section 012500	Substitution Procedures Post-Bid Request for Substitution Form
Section 012600	Contract Modification Procedures
Section 012900	Payment Procedures Off-Site Storage Agreement Form Consent of Surety Company to Off-Site Storage Agreement Form Approval of Surety to Schedule of Values Stored Materials Tabulations Form
Section 013100	Project Management and Coordination
Section 013150	Site Safety Policy Site Safety Attachments
Section 013200	Construction Progress Documentation
Section 013200.01	Preliminary Schedule
Section 013300	Submittal Procedures Submittal Cover
Section 013333	Electronic Drawings AIA Document C106-2013, Digital Data Licensing Agreement
Section 014000	Quality Control
Section 014200	References
Section 015100	Construction Facilities and Temporary Controls Site Diagram
Section 016600	Product Storage and Handling
Section 017300	Execution

DIVISION 01 – GENERAL REQUIREMENTS (cont'd)

Section 017329	Cutting and Patching
Section 017700	Closeout Procedures
Section 017800	Closeout Submittals
Section 017900	Demonstration and Training
Section 019100	Commissioning IMEG Commissioning Plan

DIVISION 02 – EXISTING CONDITIONS

Section 024119	Selective Demolition
----------------	----------------------

DIVISIONS 03 – 04 – NOT USED

DIVISION 05 – METALS

Section 055000	Metal Fabrications
Section 055213	Pipe and Tube Railings

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

Section 061053	Miscellaneous Rough Carpentry
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DIVISION 07 – THERMAL AND MOISTURE PROTECTION

Section 078413	Penetration Firestopping
Section 078443	Joint Firestopping
Section 079200	Joint Sealants
Section 079219	Acoustical Joint Sealants

081213 ADD1

DIVISION 08 – OPENINGS

Section 081113	Hollow Metal Frames
Section 081416	Flush Wood Doors
Section 083113	Access Doors and Frames
Section 084113	Aluminum-Framed Entrances and Storefronts
Section 087100	Door Hardware
Section 088000	Glazing

DIVISION 09 – FINISHES

Section 092216	Non-Structural Metal Framing
Section 092900	Gypsum Board
Section 093013	Ceramic Tiling
Section 095113	Acoustical Panel Ceilings
Section 096513	Resilient Base and Accessories
Section 096723	Resinous Flooring
Section 096813	Tile Carpeting
Section 099123	Interior Painting
Section 099600	High-Performance Coatings

DIVISION 10 – SPECIALTIES

Section 101423.16	Room-Identification Panel Signage
Section 102116.19	Plastic Toilet, Shower and Dressing Compartments
Section 102600	Wall and Door Protection
Section 102800	Toilet, Bath, and Laundry Accessories

DIVISION 12 – 13 – NOT USED

DIVISIONS 14 – CONVEYING EQUIPMENT

Section 144200 Wheelchair Lifts

DIVISIONS 15 THROUGH 20 – NOT USED

SECTION 000110 – TABLE OF CONTENTS – VOLUME II OF II

DIVISION 21 – NOT USED

DIVISION 22 - PLUMBING

Section 220100	Basic Mechanical Requirements
Section 220500	Basic Mechanical Materials and Methods
Section 220510	Motors
Section 220529	Hangers and Supports for Plumbing and HVAC Piping and Equipment
Section 220553	Identification for Plumbing and HVAC Piping and Equipment
Section 220700	Plumbing and HVAC Insulation
Section 221116	Domestic Water Piping
Section 221119	Domestic Water Piping Specialties
Section 221316	Sanitary Waste and Vent Piping
Section 221319	Sanitary Waste Piping Specialties
Section 224000	Plumbing Fixtures
Section 224700	Electric Water Coolers

DIVISION 23 – HEATING, VENTILATING, AND AIR CONDITIONING

Section 230500	Common Work Results for HVAC and HVAC Piping
Section 230513	Common Motor Requirements for HVAC Equipment
Section 230519	Meters and Gages for HVAC Piping
Section 230523	General-Duty Valves for Plumbing and HVAC Piping
Section 230529	Hangers and Supports for HVAC Piping and Equipment
Section 230553	Identification for HVAC Piping, and Equipment
Section 230593	Testing, Adjusting and Balancing for HVAC
Section 230700	HVAC Insulation
Section 230800	Commissioning of HVAC
Section 230990	HVAC Instrumentation and Controls
Section 230993	Sequence of Operations for HVAC Controls
Section 231120	Fuel Gas Piping
Section 232113	Hydronic Piping
Section 232123	Hydronic Pumps
Section 232500	HVAC Water Treatment
Section 232920	Variable Frequency Drives
Section 233113	Metal Ducts
Section 233300	Air Duct Accessories
Section 233423	HVAC Power Ventilators
Section 233710	Diffusers, Registers, and Grilles
Section 233723	HVAC Gravity Ventilators
Section 235100	Breechings, Chimneys, and Stacks
Section 235216	Condensing Boilers
Section 236423.13	Air-Cooled, Scroll Water Chillers
Section 237339	Indirect-Fired Heating and Ventilating Units
Section 237433	Dedicated Outdoor-Air Units
Section 238125	Split-System Air-Conditioning Units

DIVISIONS 24 AND 25 – NOT USED

DIVISION 26 – ELECTRICAL

Section 260500	Common Requirements for Electrical Work
Section 260519	Low-Voltage Electrical Power Conductors and Cables
Section 260529	Hangers and Supports for Electrical Systems
Section 260533	Raceway and Boxes for Electrical Systems
Section 260536	Cable Trays for Electrical Systems
Section 260553	Identification for Electrical Systems
Section 260800	Commissioning of Electrical
Section 260923	Lighting Control Devices
Section 262416	Panelboards
Section 262726	Wiring Devices
Section 262816	Enclosed Disconnect Switches
Section 265100	Interior Lighting
Section 265600	Exterior Lighting

DIVISION 27 – COMMUNICATIONS

Section 270510	Common Requirements for Information Technology
Section 271100	Information Technology Equipment Room Fittings
Section 271300	Communications Backbone Cabling
Section 271500	Communications Horizontal Cabling
Section 275124	Educational Intercom and Program Systems

DIVISIONS 28 – 30 – NOT USED

DIVISION 31 – EARTHWORK

Section 311000	Site Clearing
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DIVISION 32 – EXTERIOR IMPROVEMENTS

Section 321313	Concrete Paving
Section 321373	Concrete Paving Joint Sealants

DIVISION 33 – NOT USED

DRAWING LIST

NUMBER	TITLE	DATE
0.0	Cover Sheet	December 18, 2019
0.1	Symbols and Abbreviations	December 18, 2019
C0.1	Site Topographic Survey	December 18, 2019
C1.1	Site Demolition Plan	December 18, 2019
C2.1	Site Layout Plan	December 18, 2019
C3.1	Site Grading and Drainage Plan	December 18, 2019
C4.1	Site Details	December 18, 2019
CP0.1	Code Summary and Notes	December 18, 2019
CP1.1	Code Plan	December 18, 2019
AD1.1A	Demolition Plan – Area A	December 18, 2019
AD1.1B	Demolition Plan – Area B	December 18, 2019
AD1.1C	Demolition Plan – Area C	December 18, 2019
AD1.1D	Demolition Plan – Area D	December 18, 2019
A0.0	Interiors Material Schedule and General Notes	December 18, 2019
A1.0	Lower Level – Area A and Existing Storage	December 18, 2019
A1.1A	Floor Plan – Area A	December 18, 2019
A1.1B	Floor Plan – Area B	December 18, 2019
A1.1C	Floor Plan – Area C	December 18, 2019
A1.1D	Floor Plan – Area D	December 18, 2019
A2.1	Large Scale Plans	December 18, 2019
A3.1A	Reflected Ceiling Plan – Area A	December 18, 2019
A3.1B	Reflected Ceiling Plan – Area B	December 18, 2019
A3.1C	Reflected Ceiling Plan – Area C	December 18, 2019
A3.1D	Reflected Ceiling Plan – Area D	December 18, 2019
A4.1	Roof Plan	December 18, 2019
A9.1	Door and Frame Schedule, Elevation and Details	December 18, 2019
A10.1	General Building Details	December 18, 2019
S1.1	Framing and Foundation Plans	December 18, 2019
S2.1	Structural Details	December 18, 2019
M0.1	Mechanical Symbols and Abbreviations	December 18, 2019
MD1.1B	HVAC Demolition Plan, First Level – Area B	December 18, 2019
MD1.1C	HVAC Demolition Plan, First Level – Area C	December 18, 2019
MD1.1D	HVAC Demolition Plan, First Level – Area D	December 18, 2019
M1.1B	HVAC Plan, First Level – Area B	December 18, 2019
M1.1C	HVAC Plan, First Level – Area C	December 18, 2019
M1.1D	HVAC Plan, First Level – Area D	December 18, 2019
M3.1	Enlarged HVAC Plans	December 18, 2019
M4.1	Mechanical Details	December 18, 2019
M4.2	Hydronic Piping Schematics	December 18, 2019
M5.1	Mechanical Schedules	December 18, 2019
M6.1	HVAC Controls	December 18, 2019
M6.2	HVAC Controls Schematics and Points Lists	December 18, 2019
P1.1	Plumbing Roof Plan	December 18, 2019
P2.1	Large Scale Plumbing Plans	December 18, 2019
E0.1	Electrical Symbols and Abbreviations	December 18, 2019
ES0.1	Electrical Site Plan	December 18, 2019
ED1.1A	Electrical Demolition Plan – Area A	December 18, 2019
ED1.1B	Electrical Demolition Plan – Area B	December 18, 2019
ED1.1C	Electrical Demolition Plan – Area C	December 18, 2019
ED1.1D	Electrical Demolition Plan – Area D	December 18, 2019
E1.1A	Lighting Plan – Area A	December 18, 2019
E1.1B	Lighting Plan – Area B	December 18, 2019
E1.1C	Lighting Plan – Area C	December 18, 2019

NUMBER	TITLE	DATE
E1.1D	Lighting Plan – Area D	December 18, 2019
E2.1A	Power Plan – Area A	December 18, 2019
E2.1B	Power Plan – Area B	December 18, 2019
E2.1C	Power Plan – Area C	December 18, 2019
E2.1D	Power Plan – Area D	December 18, 2019
E3.1A	Special Systems Plan – Area A	December 18, 2019
E3.1B	Special Systems Plan – Area B	December 18, 2019
E3.1C	Special Systems Plan – Area C	December 18, 2019
E3.1D	Special Systems Plan – Area D	December 18, 2019
E4.1	Electrical One-Line Diagram	December 18, 2019
E5.1	Electrical Schedules	December 18, 2019
E6.1	Electrical Details	December 18, 2019
FA2.1	Fire Alarm – Reference Only	December 18, 2019
FA2.2	Fire Alarm – Reference Only	December 18, 2019
FA2.3	Fire Alarm – Reference Only	December 18, 2019



Building Solutions Since 1913

1815 Des Moines Ave.
Burlington, IA 52601

main 319.754.8415
fax 319.753.2208


www.carlnelsonco.com

INCLUDE IN BID ENVELOPE

Certification of Compliance with Iowa Code Section 692A.113

K2 Electric certifies that it is not owned, managed or operated by a person that is a sex offender who has committed a sex offense against a minor. The company further certifies that as required by Iowa Code Section 692A.113, as added by Section 13 of S.F. 340, 2009 General Assembly the following employees or subcontractor employees are not registered sex offenders:

Company: K2 Electric

Signature: 

Title: Owner / Manger

Date: March 4, 2020



Document G732™ - 2009

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: PROJECT: APPLICATION NO: DISTRIBUTION TO:

OWNER	<input type="checkbox"/>
CONSTRUCTION MANAGER	<input type="checkbox"/>
ARCHITECT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

FROM CONTRACTOR: VIA CONSTRUCTION MANAGER:

CONTRACT FOR: VIA ARCHITECT:

PERIOD TO: CONTRACT DATE: PROJECT NOS:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM
2. NET CHANGES IN THE WORK
3. CONTRACT SUM TO DATE (Line 1 ± 2)
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)
5. RETAINAGE:
 - a. _____ % of Completed Work (Column D + E on G703)
 - b. _____ % of Stored Material (Column F on G703)

By: _____ Date: _____

State of: _____

County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My Commission expires: _____

6. TOTAL EARNED LESS RETAINAGE
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
8. CURRENT PAYMENT DUE
9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 minus Line 6)

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner Directives	\$	\$
Total approved this month, including Construction Change Directives	\$	\$
TOTALS	\$	\$
NET CHANGES IN THE WORK	\$	\$

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: _____

By: _____ Date: _____

State of: _____

County of: _____

Subscribed and sworn to before me this _____ day of _____

Notary Public: _____

My Commission expires: _____

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER: _____

By: _____ Date: _____

ARCHITECT: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.) _____

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



AIA® Document A132™ – 2009

Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the 9th day of March in the year 2020
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Shenandoah Community School District
304 West Nishna Road
Shenandoah, IA 51601
Phone: (712)246-1581
Fax: (712)246-3722

and the Contractor:
(Name, legal status, address and other information)

Genesis Contracting Group, LLC
404 Hill Street
Lincoln, NE 68502

for the following Project:
(Name, location and detailed description)

Shenandoah Community School District
Shenandoah High School Renovation – Phase 2
Shenandoah, IA 51601

Construction Manager:
(Name, legal status, address and other information)

Carl A. Nelson & Company
1815 Des Moines Avenue
Burlington, IA 52601

The Architect:
(Name, legal status, address and other information)

Carl A. Nelson & Company
1815 Des Moines Avenue
Burlington, IA 52601

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232™–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232™–2009 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS
- 10 INSURANCE AND BONDS

EXHIBIT A DETERMINATION OF THE COST OF THE WORK

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

Bid Package No. 8 – Finishes and Pavement

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.

(Insert the date of commencement, if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

If, prior to the commencement of the Work, the Owner requires time to file mortgages, mechanics' liens and other security interests, the Owner's time requirement shall be as follows:

§ 3.2 The Contract Time shall be measured from the date of commencement.

7§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than () days from the date of commencement, or as follows:

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

See Construction Project Schedule in the Project Manual.

Portion of the Work

Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.

(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor’s performance of the Contract. The Contract Sum shall be one of the following:

(Check the appropriate box.)

- [X] Stipulated Sum, in accordance with Section 4.2 below
- [] Cost of the Work plus the Contractor’s Fee without a Guaranteed Maximum Price, in accordance with Section 4.3 below
- [] Cost of the Work plus the Contractor’s Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below. Based on the selection above, also complete either Section 5.1.4, 5.1.5 or 5.1.6 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Stipulated Sum shall be One Million Ninety-Seven Thousand and No/100 (\$ 1,097,000.00), subject to additions and deletions as provided in the Contract Documents.

§ 4.2.2 The Stipulated Sum is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:

(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

ACCEPTED Alternate No. 1 – To combine Shenandoah High School Renovations Bid Package 1, 2 and 8; deduct this value from Bid Package 8 base bid – DEDUCT <\$28,000.00>

DECLINED Alternate No. 2 – To remove all sitework scope as described on C1.2, C1.3, C2.2, C3.2, C4.2 – DEDUCT <\$182,000.00>

§ 4.2.3 Unit prices, if any:

(Identify and state the unit price, and state the quantity limitations, if any, to which the unit price will be applicable.)

Item

Units and Limitations

Price per Unit (\$0.00)

§ 4.2.4 Allowances included in the Stipulated Sum, if any:

(Identify allowance and state exclusions, if any, from the allowance price.)

Item

Allowance

| *(Paragraphs Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraphs Deleted)*

| *(Table Deleted)*

| *(Paragraphs Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

| *(Paragraphs Deleted)*

| *(Table Deleted)*

| *(Paragraph Deleted)*

| *(Paragraph Deleted)*

Init.

| (Paragraph Deleted)

| (Paragraphs Deleted)

| (Table Deleted)

| (Paragraph Deleted)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and upon certification of the Project Application and Project Certificate for Payment or Application for Payment and Certificate for Payment by the Construction Manager and Architect and issuance by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Construction Manager not later than the last day of a month, the Owner shall make payment of the certified amount in the Application for Payment to the Contractor not later than the thirtieth day of the following month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment shall be made by the Owner not later than thirty (30) days after the Construction Manager receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum

§ 5.1.4.1 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work and be prepared in such form and supported by such data to substantiate its accuracy as the Construction Manager and Architect may require. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.4.2 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.4.3 Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the total Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of five percent (5 %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute may be included as provided in Section 7.3.9 of the General Conditions;

- .2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of five percent (5 %);
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract amounts, if any, for which the Construction Manager or Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of the General Conditions.

§ 5.1.4.4 The progress payment amount determined in accordance with Section 5.1.4.3 shall be further modified under the following circumstances:

- .1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to one hundred percent (100 %) of the Contract Sum, less such amounts as the Construction Manager recommends and the Architect determines for incomplete Work, retainage applicable to such work and unsettled claims or as otherwise required under Iowa Code Chapters 26 and 573 ; and
- .2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of the General Conditions.

§ 5.1.4.5 Reduction or limitation of retainage, if any, shall be as follows:

(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.4.3.1 and 5.1.4.3.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

Retainage to be reduced in accordance with the laws of the State of Iowa, as applicable

§
(Paragraphs Deleted)

5.1.4.6 Except with the Owner's prior approval, the Contractor shall not make advance payment to suppliers for materials or equipment which have not been delivered and stored at the site.

(Paragraph Deleted)

(Paragraph Deleted)

(Paragraphs Deleted)

(Paragraphs Deleted)

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2 of AIA Document A232-2009, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a
- .3

§ 5.2.2 The Owner's Final Payment to the Contractor shall be made no earlier than 31 days following approval and final acceptance of the Project by the Board of Directors (Owner) upon receipt and review of the Construction Manager's and/or Architect's Certificate and Recommendation for Final Payment.

Final Payment may be contingent upon receipt of all lien waivers/Chapter 573 claim releases and other closeout documents and shall be subject to the conditions of and shall be paid in accordance with the provisions of Iowa Code Chapter 573 and Iowa Code Chapter 26.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A232-2009, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker. *(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*

Construction Manager

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A232-2009, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

Arbitration pursuant to Section 15.4 of AIA Document A232-2009.

Litigation in a court of competent jurisdiction.

Other: *(Specify)*

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232-2009.

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232-2009.

(Paragraphs Deleted)

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2009 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate equal to the rate specified by rule pursuant to Iowa Code Section 74A.2 or Iowa Code Section 573.14, whichever is less (Insert rate of interest agreed upon, if any.)

%

§ 8.3 The Owner's representative:
(Name, address and other information)

Dr. Kerri Nelson, Superintendent
Shenandoah Community School District
304 West Nishna Road
Shenandoah, IA 51601

§ 8.4 The Contractor's representative:
(Name, address and other information)

Mitch Holt, Project Executive
Genesis Contracting Group, LLC
404 Hill Street
Lincoln, NE 68502
Phone: 402-791-0151
Email: mholt@genesiscontractinggroup.com

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

To the fullest extent permitted by law, the Contractor shall defend, indemnify, and hold harmless the Owner, its agents, representatives, and employees of any of them (Indemnitees) from and against any and all claims, damages, causes of action, losses and expenses, including, but not limited to, attorney's fees, arising out of or resulting from or in connection with the performance of the Work, but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by an Indemnity.

Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity or contribution which would otherwise exist, as to any party or person described in Contract Documents.

In the event the Owner should prevail in any legal action arising out of the performance or non-performance of this Agreement, the Contractor shall pay, in addition to any damages, all expenses of such action including reasonable attorney's fees, all expert witness fees, costs, and litigation expenses incurred by the Owner, including those incurred on appeal. The term "legal action" shall be deemed to include any arbitration, administrative proceedings, and all actions at law or in equity, including appeals.

Init.

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User Notes:

(3B9ADA43)

The Contractor shall not be owned, operated, or managed by a registered sex offender who has been convicted of a sex offense against a minor in accordance with Iowa Code 692A.113. In addition, the Contractor shall not permit an employee, Subcontractor (Company) owned, operated, or managed by, or Subcontractor employee who is a registered sex offender convicted of a sex offense against a minor on real property of the Owner's schools in accordance with Iowa Code 692A.113. The Contractor shall further acknowledge and certify, by execution of this Agreement, that the services provided under this Contract comply with Iowa Code 692A.113.

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A132–2009, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition.

§ 9.1.2 The General Conditions are AIA Document A232–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

§ 9.1.4 The Specifications:

(Either list the Specifications here or refer to an exhibit attached to this Agreement.)

EXHIBIT A – Specifications: Project Manual – Table of Contents dated February 17, 2020

Section	Title	Date	Pages
---------	-------	------	-------

§ 9.1.5 The Drawings:

(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

Number	Title	Date
G0.3	Cover Sheet	February 17, 2020
G0.4	General Information	February 17, 2020
G0.5	Life Safety Plan and Information	February 17, 2020
C1.2	Site Demolition Plan	February 17, 2020
C1.3	Site Access Plan	February 17, 2020
C2.2	Site Layout Plan	February 17, 2020
C3.2	Site Grading and Drainage Plan	February 17, 2020
C4.2	Site Details	February 17, 2020
AD1.2A	Demolition Plan – Area A	February 17, 2020
AD1.2B	Demolition Plan – Area B	February 17, 2020
AD1.2C	Demolition Plan – Area C	February 17, 2020
AD12.D	Demolition Plan – Area D	February 17, 2020
A0.1	Finishes	February 17, 2020
A1.2	Overall Floor Plan	February 17, 2020
A1.2A	Finish Floor Plan – Area A	February 17, 2020
A1.2B	Finish Floor Plan – Area B	February 17, 2020
A1.2C	Finish Floor Plan – Area C	February 17, 2020
A1.2D	Finish Floor Plan – Area D	February 17, 2020
A2.2	FCS – Enlarged Plans and Elevations	February 17, 2020
A2.3	Interior Elevations	February 17, 2020
A3.0	Overall Reflected Ceiling Plan	February 17, 2020
A9.2	Door Schedule, Elevation and Details	February 17, 2020
A10.2	General Building Details	February 17, 2020

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
Addendum No. 1	February 21, 2020	9
Addendum No. 2	February 28, 2020	1

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents are:

- .1 AIA Document A132™–2009, Exhibit A, Determination of the Cost of the Work, if applicable.
- .2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:

- .3 AIA Document E202™–2008, Building Information Modeling Protocol Exhibit, if completed, or the following:

- .4 Other documents, if any, listed below:

(List here any additional documents which are intended to form part of the Contract Documents. AIA Document A232–2009 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor’s bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

Notice to Bidders
Instruction to Bidders
Specifications

Init.

User Notes:

Drawings
 General Conditions (as modified)
 Supplementary Conditions (if applicable)
 Certificate of Insurance
 Performance of Bond
 Payment Bond

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A232–2009.
(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A232–2009.)

Type of Insurance or Bond	Limit of Liability or Bond Amount (\$0.00)
Performance Bond	100% of contract
Payment Bond	100% of contract

See Section 11.1.2 of A232 General Conditions for Insurance Requirements

This Agreement is entered into as of the day and year first written above.

Shenandoah Community School District

Genesis Contracting Group, LLC

OWNER *(Signature)*

CONTRACTOR *(Signature)*

Board President

(Printed name and title)

(Printed name and title)

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SECTION 000110

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DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

Document 000105	Project Contacts Page
Document 000107	Seal and Signatures
Document 000110	Table of Contents
Document 001001	Notice of Bid Letting
Document 001005	Notice of Public Hearing
Document 002113	Instructions to Bidders
Document 002600	Substitution Request Form
Document 003126	Existing Hazardous Material Information Asbestos Report
Document 004100	Bid Form Bidder Status Form Certification of Compliance with Iowa Code Section 692A.113 Sample Bid Bond Form
Document 005200	Agreement Forms AIA A132 Document Agreement Between Owner and Contractor, Construction Manager as Adviser Edition
Document 007200	General Conditions AIA Document A232-2009 General Conditions of the Contract for Construction, Construction Manager as Adviser Edition

DIVISION 01 – GENERAL REQUIREMENTS

Section 011000	Summary
Section 012300	Alternates
Section 012900	Price and Payment Procedures
Section 013100	Project Management and Coordination
Section 013150	Site Safety Policy
Section 013200	Construction Progress Documentation Preliminary Schedule
Section 013300	Submittal Procedures
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Section 015100	Construction Facilities and Temporary Controls Temporary Controls Diagrams
Section 016600	Product Storage and Handling Requirements
Section 017300	Execution
Section 017329	Cutting and Patching
Section 017700	Closeout Procedures
Section 017800	Closeout Submittals

DIVISION 02 – EXISTING CONDITIONS

Section 024119	Selective Demolition
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DIVISION 04 – NOT USED

DIVISION 06 – WOOD, PLASTICS AND COMPOSITES

Section 064023	Interior Architectural Woodwork
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DIVISION 08 – OPENINGS

Section 081113 Hollow Metal Doors and Frames
Section 081423.16 Plastic Laminate Faced Wood Doors
Section 087100 Door Hardware

DIVISION 09 – FINISHES

Section 096513 Resilient Base & Accessories
Section 096519 Resilient Tile Flooring
Section 096813 Tile Carpeting
Section 099900 Interior and Exterior Paints and Coatings

DIVISION 12 – 13 – NOT USED

DIVISIONS 15 THROUGH 20 – NOT USED

DIVISIONS 29 AND 30 – NOT USED



Document G732™ - 2009

Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: PROJECT: APPLICATION NO: DISTRIBUTION TO:

OWNER	<input type="checkbox"/>
CONSTRUCTION MANAGER	<input type="checkbox"/>
ARCHITECT	<input type="checkbox"/>
CONTRACTOR	<input type="checkbox"/>
FIELD	<input type="checkbox"/>
OTHER	<input type="checkbox"/>

FROM CONTRACTOR: VIA CONSTRUCTION MANAGER: CONTRACT DATE: PROJECT NOS: PERIOD TO: CONTRACTOR FOR: VIA ARCHITECT:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM
2. NET CHANGES IN THE WORK
3. CONTRACT SUM TO DATE (Line 1 ± 2)
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)
5. RETAINAGE:
 - a. _____ % of Completed Work (Column D + E on G703)
 - b. _____ % of Stored Material (Column F on G703)

\$ _____ \$ _____ \$ _____ \$ _____

Total Retainage (Lines 5a + 5b, or Total in Column I on G703)

6. TOTAL EARNED LESS RETAINAGE

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING RETAINAGE

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner Directives	\$ _____	\$ _____
Total approved this month, including Construction Change Directives	\$ _____	\$ _____
TOTALS	\$ _____	\$ _____
NET CHANGES IN THE WORK	\$ _____	\$ _____

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured. AIA Document G732™ - 2009 (formerly G702™CMA - 1992). Copyright © 1992 and 2009 by The American Institute of Architects. All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law. Purchasers are permitted to reproduce ten (10) copies of this document when completed. To report copyright violations of AIA Contract Documents, e-mail The American Institute of Architects' legal counsel, copyright@aia.org.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: By: State of: County of: Date: Subscribed and sworn to before me this day of Notary Public: My Commission expires:

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on evaluations of the Work and the data comprising this application, the Construction Manager and Architect certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

CONSTRUCTION MANAGER: By: Architect: (NOTE: If Multiple Prime Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)

Date: This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

March 9, 2020

Shenandoah Community School District
304 West Nishna Road
Shenandoah, Iowa 51601

RE: Shenandoah High School Renovations
Testing, Adjusting and Balancing Request for Quotation

The Shenandoah Community School District (hereinafter known as Owner, or Owner's) is seeking statements of qualifications and quotation from qualified providers to provide Testing, Adjusting and Balancing (TAB) for HVAC Services as described herein. The Owner is hiring the TAB consultant as a professional service.

PROJECT TEAM

The selected Respondent will join a Project Team which will include Owner, Construction Manager – Carl A. Nelson & Company, Commissioning Agent - IMEG and Construction Contractors – Rasmussen Mechanical Services, and Controls Management Inc. for HVAC Controls. All of whom will be engaged in a cooperative effort to provide Owner with successful and cost-effective solutions for mechanical construction.

BACKGROUND

The Shenandoah High School was built in 1966 and originally consisted of 72,631 sf. In 1985, a 13,288 sf two story auditorium was added to the west end of the school and in 2008, a 5,356 sf safe/wrestling room was added to the east end of the school for the current total of 91,275 sf.

The last major MEP upgrade to the school was completed in 2005 and included a new LON based HVAC control network. Subsequent to this project, the district wide building automation system was upgraded to a BACnet system which included replacing only the high school building controller. The renovation project includes all new HVAC BACnet compatible controls replacing existing non-BACnet compatible controls and wiring for the building using the existing building controller.

PROJECT DESCRIPTION

The Owner is soliciting qualifications from firms to provide Testing, Adjusting and Balancing for HVAC Services. The Owner is performing the following construction activities relating to the High School Renovation and this RFQ:

- A. A new central heating and cooling plant sized to handle the original 1966 school and a future CTE addition, new HVAC systems in select areas of the school and new HVAC controls for the new and existing non-BACnet controls for HVAC equipment in the entire building.
- B. Hydronic and air TAB is required for the new equipment. The high school has the following new equipment:
 1. Two (2) new boilers sized to handle the future CTE addition;
 2. One (1) new chiller sized to handle the future CTE addition;
 3. Four (4) hydronic pumps sized to handle the future CTE addition which will be served by variable frequency drives;
 4. Two (2) replacement exhaust fans for the science rooms;
 5. One (1) new make-up air unit for the family and consumer science rooms; and

6. One (1) dedicated outdoor air system (DOAS) for the locker rooms which will replace the current exhaust fans.
- C. Hydronic and air TAB is required for the existing equipment. The high school project has the following modifications to existing HVAC equipment:
1. The following equipment has LON based controllers which will be replaced with BACnet controllers and thermostats:
 - a. Fifteen (15) fan coil units (FCU);
 - b. Nine (9) fan coil units/unit ventilators (FCU/UV);
 - c. Twenty-two (22) unit ventilators (UV);
 - d. Eight (8) air handling units (AHU);
 - e. Six (6) relief air dampers controlled by controllers and building static pressure instruments;
 - f. Eight (8) exhaust fans; and
 - i. Nine (9) roof top units (RTU).
 2. Most of the UV, FCU/UV and FCUs have three-way control valves on the hot water system that will be replaced or modified to operate as two-way valves. The local manual fan control will be automated.
 3. The sequence of operations for the UV and FCU/UV will be modified to incorporate two or three speed fan control and demand control ventilation.
 4. There are up to five (5) existing exhaust fans which are manually controlled that will be automated and three (3) existing exhaust fans that will be monitored as part of this project.
 5. There are seven (7) packaged roof top units currently monitored by the LON control system and will be converted to the BACnet network.
 6. There are two (2) roof top units in the Auditorium that are not currently monitored by the LON controls will not be converted to the BACnet network and will be outside of the scope of the TAB consultant.
- D. Below is reference information relevant to the high school renovation project that the TAB should become familiar with.
1. The high school has been experiencing humidity issues in certain areas. A limited scope retro commissioning of the existing HVAC system was completed in the summer of 2019 by Midwest Testing Services to help define the scope of the renovation project. The retro-commissioning report dated August 21, 2019 is provided for reference.
 2. Specification Section 019100 – Commissioning, IMEG Commissioning Plan issued in Volume 1 specifications book.
 3. Specification Section 230593 – Testing, Adjusting and Balancing for HVAC, issued by DLR Group for this project, is included in the Volume 2 specifications book.
 4. Drawings by DLR dated December 18, 2019, and conformed thru Addenda 1-7.

PROPOSED SCHEDULE:

- A. Proposal Schedule
1. Issue Request for Quotation: March 9, 2020
 2. Deadline for Clarifications and Questions regarding RFQ: March 16, 2020
 3. Proposals Due: March 18, 2020, 5:00 p.m. received at clarson@carlanelsonco.com.
 4. Board Approval: March 23, 2020

B. Construction Schedule*

1. Construction Commencement: June 3, 2020.
2. Construction Completion: September 18, 2020.
3. Peak heating TAB: Winter 2021
4. Peak cooling TAB: Summer 2021
5. Balance Review: 3 Months after Substantial Completion
6. Warranty Period Adjustments: 10 Months after Substantial Completion.

**Refer to attached Preliminary Schedule for more details regarding the construction schedule.*

PROPOSAL PROCEDURES

The successful Respondent will be a highly qualified professional with experience in the type of work required by this RFQ. Respondent is required to maintain all certifications (AABC or NEBB) necessary to perform the services outlined in this RFQ, with must have experience with school construction projects. The Respondent will be selected based upon demonstrated competence and qualifications to provide the services outlined herein. Owner is not required to enter into any contract, nor accept any terms proposed by Respondent.

Carl A. Nelson & Company (CANCO), will be the Owner's Representative, and will oversee and provide coordination for this Program. The Owner reserves the right to add, delete, and modify scope at any time during the course of the Contract, which may result in changes to staff and resources required.

A. The Owner reserves the right to

1. Accept or reject any or all responses. waive any irregularities and technicalities and may, at its sole discretion, request a clarification or other information to evaluate any submission in order to make the award of the contract in the best interests of the Owner;
2. Before awarding the contract, to require Respondents to submit additional evidence of competence and qualifications or any other information the Owner may deem necessary;
3. Cancel the RFQ or portions therein, without penalty, in the sole discretion of Owner, or issue a revised or amended RFQ;
4. Conduct oral interviews/discussions necessary to select the most highly qualified Respondent(s). The Proposer shall bear all costs associated with preparing the RFP and subsequent interviews.
5. Request clarification and/or correction of Respondent(s) for the purpose of eliminating minor errors, clerical errors, and/or non-substantive irregularities.
6. Be the sole judge of quality and equality.
7. Make all decisions regarding this RFQ, including, without limitation, the right to decide whether a proposal substantially complies with the requirements of this RFQ.
8. Negotiate terms and conditions including scope, staffing levels, and fees, with the preferred Respondent at the Owner's sole discretion. If agreement cannot be reached with the Respondent, the Owner will terminate negotiations in writing and reserves the right to negotiate with the next highest ranked responder and so on until agreement is reached. When agreement is reached, the Owner will submit its recommendation to the School Board of Trustees for approval and award of contract.

- B. The contract for the Testing, Adjustment and Balancing will be with the Owner on the AIA C103-2015 Standard Form of Agreement Between Owner and Consultant. See attached draft version for terms and conditions, including insurance requirements.

PROPOSAL AND QUALIFICATIONS SUBMISSION

- A. Include the following in a single .pdf file format.
 - 1. List the individual who will be the lead for the TAB scope, with overall responsibility for the project, including attending weekly meetings while TAB is occurring. Briefly describe relevant experience of the proposed team, listing each person's direct involvement in similar projects.
 - 2. Provide an organization chart indicating proposed project team, including resumes for key staff members.
 - 3. Describe the project approach - proposed strategies and procedures plan including: appropriate testing during different seasons for both near peak heating and near peak cooling functions; 90 day verification that balanced conditions are being maintained throughout and to correct unusual conditions; process for completing the initial report, status reports and final reports.
 - 4. Provide a minimum of three (3) project references, with contact information, completed by the proposed TAB staff.
 - 5. Provide managing office location.
 - 6. Provide a Certification of Compliance with Iowa Code Section 692A.113
 - 7. Provide pricing information in the following format:
 - i. Lump Sum to complete the work as described in this RFQ and Specification 230593 Testing, Adjusting and Balancing for HVAC.
 - 8. Firms shall submit one (1) electronic copy of the requested material.

RESPONDENTS' PROPOSALS ARE DUE NO LATER THAN 5:00 PM WEDNESDAY, MARCH 18, 2020.

Submit electronically to: clarson@carlanelsonco.com

PROPOSAL EVALUATION AND AWARD

- A. The Owner will consider and evaluate the following proposal components:
 - 1. Firm experience, qualifications, and ability to react to changing workloads.
 - 2. TAB team experience, qualifications, and accreditations. Key support personnel experience and qualifications.
 - 3. Project approach.
 - 4. Firm office location/Staff home office location(s).
 - 5. Proposal quality.
 - 6. Proposed fee.

Shenandoah HS RFQ
March 9, 2020

Should you have any questions or comments, please contact:

Cindy Larson,
Carl A. Nelson & Company
clarson@carlanelsonco.com
319-754-6037

Enclosed (click on links to download):

Shenandoah High School Renovations Drawings dated 12/18/2019, conformed
Shenandoah High School Renovations Specification Volume 1 dated 12/18/2019, conformed
Shenandoah High School Renovations Specification Volume 2 dated 12/18/2019, conformed
Retro-Commissioning Report, dated August 21, 2019
Preliminary Schedule, Version 11, Addendum 1
AIA C103 Agreement Between Owner and Consultant
Certification of Compliance with Iowa Code Section 692A.113



CAMBLIN MECHANICAL, INC.

Fully Licensed Mechanical/Electrical/Plumbing Contractor

PO Box 520 ♦ 307 Chestnut St. ♦ Atlantic, IA 50022

PHONE: 712-243-1535 ♦ FAX: 712-243-1578

January 21-2020

Dr Nelson
Dennis Rogers — *Rob Addy*
Building & Grounds Director
Shenandoah Community Schools
304 W Nishna Rd
Shenandoah, IA 51602

Re: Maintenance Agreement

Dear Dennis:

I have enclosed the new Maintenance Agreement for the equipment inspections at K-8 school.

We have kept the maintenance agreement costs the same as prior years. We are continuing the 15% discount on all parts sold to Shenandoah Schools.

Please check over the agreement, sign and return the extra signature page to us in the enclosed envelope. The full set original is for your files. We value your business and want to make sure you are pleased with our service. If you have any concerns, please give me a call.

Sincerely,

Greg Kline
Service Manager

GK/SP

Enc.



Camblin Mechanical, Inc.

PO Box 520

Atlantic IA 50022

Phone: 712-243-1535

Fax: 712-243-1578

Maintenance Agreement

To: Shenandoah Community Schools
Attn: Dr. Nelson
Dennis Rogers

Date Submitted: 1/21/2020

Facility Name: K-8 School
Facility Location: 601 Dr. Creighton Circle
Shenandoah, Iowa

Submitted by: Greg Kline
Service Manager

Camblin Mechanical, Inc. agrees to provide maintenance for the Building Environmental Systems described in the attached schedule with the following conditions, including General Conditions.

Customer: Shenandoah Community Schools
Address: 601 Dr. Creighton Circle
Shenandoah, Iowa
Contact Person: Dr. Nelson & Dennis Rogers

Camblin Mechanical, Inc. and the customer agree to the following:

Inspection Schedule:

- Annual
- Semi-Annual
- Quarterly
- Monthly
- Scheduled maintenance inspection labor
- Scheduled maintenance materials
- Scheduled repair labor
- Unscheduled repair parts

<u>Schedule</u>	<u>Attached</u>	<u>Type of Equipment to be maintained</u>
A	<input checked="" type="checkbox"/>	Air Handling Unit
B	<input checked="" type="checkbox"/>	Split System Air Conditioner
C	<input type="checkbox"/>	Chiller/Condenser
D	<input type="checkbox"/>	Energy/Heat Recovery Ventilator
E	<input checked="" type="checkbox"/>	Water/Ground Source Heat Pumps
F	<input type="checkbox"/>	Air Filter Service
G	<input checked="" type="checkbox"/>	Domestic Water Heater
H	<input type="checkbox"/>	Humidifier
I	<input checked="" type="checkbox"/>	Make-up Air Unit
J	<input type="checkbox"/>	Natorium Energy Recycling Unit
K	<input checked="" type="checkbox"/>	Pumping Station
L	<input checked="" type="checkbox"/>	Cooling Towers/Fluid Coolers
M	<input type="checkbox"/>	Unitary Equipment
N	<input type="checkbox"/>	Variable Frequency Drive
O	<input type="checkbox"/>	Water Boiler
P	<input type="checkbox"/>	Steam Boiler
Q	<input checked="" type="checkbox"/>	Additional Services
Y	<input checked="" type="checkbox"/>	Gas Fire Furnaces
Z	<input checked="" type="checkbox"/>	List of Equipment to be Maintained

Payment & Terms

- Time and material Labor Rate of \$_____ per hour
- Contracted sum of \$5,950.00 to be paid net 30 days from invoice date.

All Applicable Sales taxes are included in the above price.

Notes or Exclusions: Filter changes are not included. Filters must be inspected and changed as required to ensure optimum system operation. Annual inspection of system technical operation will not allow for the frequency required.

The boilers are excluded from this maintenance agreement.

The contract price shall be subject to yearly adjustments to recognize any changes in costs. Notice of proposed adjustments to the annual price will be provided to you at least thirty (30) days prior to the agreement renewal date.

Duration of Agreement

This Maintenance Agreement shall continue from year to year until terminated.

Either Party may terminate this agreement upon thirty (30) days written notice prior to the anniversary date of the agreement.

Year 1 \$ 5,950.00 (Effective February 1, 2020 thru January 31, 2021)

CREDIT TERMS: If full payment is not received within 30 days from the date of invoice, a finance charge equal to a monthly percentage rate of 1.75% will be assessed on any unpaid or remaining balance.

If any portion of the contract price is not paid when due, Camblin Mechanical, Inc. will have the statutory right to enforce and perfect a mechanic's lien on the building, land, or improvements made in connection with any work performed under this contract.

This proposed Service Agreement has been accepted:

Camblin Mechanical, Inc.

Shenandoah Community Schools

By: Greg Kline, Service Manager



By: Dennis Rogers

Date

2-12-2020

Date

Preventative maintenance will be performed during normal business hours and are defined as 8:00 a.m. to 4:30 p.m., Monday through Friday inclusive, excluding Saturdays, Sundays, or holidays (unless otherwise noted under "Notes or Exclusions").

Reasonable means of access to the equipment being maintained shall be provided by the owner. Our service does not include the normal operation of your system such as starting, stopping or resetting of the equipment described. However, Camblin Mechanical, Inc. shall be permitted to start and stop all equipment necessary to perform the herein agreed services.

Camblin Mechanical, Inc. shall not be liable for any loss, delay, injury or damage that may be caused by circumstances beyond its control, but not restricted to acts of God, war, civil commotion, acts of Government, fire, theft, corrosion, electrolytic action, floods, lightning, freeze ups, lock-outs, differences with other trades, riots, explosions, quarantine restrictions, delays in transportation, shortages of vehicles, fuel, labor, materials, or malicious mischief.

Camblin Mechanical, Inc.'s responsibility for injury or damage to persons or property may be caused by or arise through the maintenance service, or use of the system(s) shall be limited to damage caused directly by our negligence in performing or failing to perform our obligations under this agreement. In no event shall Camblin Mechanical, Inc. be liable for business interruption losses or consequences or speculative damages.

Camblin Mechanical, Inc. will present a service report for your signature at the completion of each visit.

We will not be required to make safety tests, install new attachments, or appurtenances, add additional controls, and/or revamp or renovate existing systems with devices or a different design or function to satisfy conditions established by insurance companies, laboratories, government agencies, etc.

In the event the system is altered, modified, changed or moved, Camblin Mechanical, Inc. reserves the right to terminate or renegotiate the agreement based on the condition of the system after the changes have been made.

If emergency service is included in this agreement and is requested at a time other than when we would have made a scheduled preventative maintenance call, and inspections do not reveal a defect required to be serviced under this agreement, we reserve the right to charge at the prevailing rates.

Camblin Mechanical, Inc. reserves the right to discontinue this maintenance service agreement at any time, without notice, unless all payments under this contract have been made as agreed.

If replacement parts are included in this agreement, it is understood that Camblin Mechanical, Inc. will not be responsible for the replacement or repair of boiler tubes, boiler sections, boiler refractory, chimney, breaching, refrigeration evaporators, refrigeration condensers, water coils, steam coils, concealed air lines, fan housings, ductwork, water balancing, decorative casting, equipment piping, or other structural or non-moving parts of the heating, ventilation and air conditioning system. Replacement control required to make replacements or repairs necessitated by reasons of negligence, misuse, or other causes beyond our control except ordinary wear and tear.

If equipment becomes non-repairable due to unavailability of replacement parts, Camblin Mechanical, Inc. will no longer be required to maintain or service such equipment as part of this agreement. However, Camblin Mechanical, Inc. will assist the owner in replacing the equipment at prevailing service rates.

It is agreed that the equipment, piping, ductwork, controls, etc, have been installed basically as shown on the contract drawings for this building and that the insulation and performance of the systems is acceptable to the owner.

It is further understood that the equipment covered under this agreement is in maintainable condition and eligible for a maintenance agreement. If, at the time of start-up or on the first inspection, repairs are found necessary, such repair charges will be submitted for the owner's approval. If these charges are declined, those items will be eliminated from the agreement and the price of the agreement will be adjusted in accordance with equipment covered.

Schedule A

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

Reznor Hydronic Unit Heater

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current system operational issues.
- ✓ Check motor bearings
- ✓ Check heat exchanger for dirt or other debris, clean as needed
- ✓ Inspect motor mount
- ✓ Inspect fan
- ✓ Check voltage and amperage of motor
- ✓ Check operational sequence
- ✓ Review system operation with the facilities staff
- ✓ Provide operator training to the facilities staff

Schedule B

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

Liebert Air Handling and Condensing Unit Serving the FOTS room

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current system operational issues.
- ✓ Check fan bearings and impellers
- ✓ Check for signs of oil leaks
- ✓ Check compressor vibration isolation
- ✓ Check refrigerant charge, including pressures and temperatures
- ✓ Inspect filters
- ✓ Inspect evaporator coil; clean as needed
- ✓ Inspect insulation on refrigerant lines
- ✓ Clean condenser coil
- ✓ Tighten all nuts and bolts
- ✓ Check tightness of motor mounts
- ✓ Check electrical connections
- ✓ Check amperage and voltage readings on all motors and compressors
- ✓ Inspect drain pan and trap
- ✓ Record inlet and outlet air temperatures
- ✓ Check operational sequence
- ✓ Review system operation with the facilities staff
- ✓ Provide operator training to the facilities staff

Schedule E

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | |
|--|---|
| <input type="checkbox"/> Weekly | <input checked="" type="checkbox"/> Maintenance Labor |
| <input type="checkbox"/> Monthly | <input checked="" type="checkbox"/> Maintenance Materials |
| <input type="checkbox"/> Quarterly | <input type="checkbox"/> Repair Labor |
| <input type="checkbox"/> Semi-Annually | <input type="checkbox"/> Repair Materials |
| <input checked="" type="checkbox"/> Annually | <input checked="" type="checkbox"/> 24-hour response |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> 15% repair parts discount |

Equipment Covered:

One hundred twenty (120) Carrier Water Source Heat Pumps

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current system operational issues.
- ✓ Inspect filters
- ✓ Inspect condensate pan; clean as needed
- ✓ Inspect condensate trap; clean as needed
- ✓ Inspect air coil; clean as needed
- ✓ Check bearings on fan motors
- ✓ Check all belts and sheaves
- ✓ Lubricate motors per manufacturers specifications
- ✓ Perform Heat of Extraction or Heat of Rejection calculation to verify change
- ✓ Tighten all nuts and bolts. Check motor mounts and vibration pads.
- ✓ Check amperage and voltage readings on all motors and compressors
- ✓ Inspect electrical connections and contactors
- ✓ Record inlet and outlet water pressures and temperatures
- ✓ Record inlet and outlet air temperatures
- ✓ Record inlet and outlet pressures and temperatures
- ✓ Review system operation with the facilities staff
- ✓ Provide operator training to the facilities staff

Schedule G

Scheduled maintenance inspections shall be preformed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

Domestic Water Heater

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current system operational issues
- ✓ Flush the tank
- ✓ Inspect tank for scale buildup
- ✓ Inspect burner ignition system operation
- ✓ Check fuel valve operation
- ✓ Check venting system
- ✓ Lubricate blower motor per manufacturer's specifications
- ✓ Check operation of temperature and pressure relief valve
- ✓ Record pressure and temperature
- ✓ Check operational sequence
- ✓ Review system operation with facilities staff
- ✓ Provide operator training to the facilities staff

Schedule I

Scheduled maintenance inspections shall be preformed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

Seven (7) Reznor make up air units

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current system operational issues
- ✓ Inspect filters
- ✓ Clean all dirt and grease from primary and secondary combustion air openings
- ✓ Inspect heat exchanger internally and externally, clean as needed
- ✓ Check pilot burner for scale, dust or lint accumulation; clean as needed
- ✓ Check main burners for scale, dust, or lint accumulation; clean as needed
- ✓ Check vent system for soundness
- ✓ Check wiring and connections
- ✓ Record voltage and amperage of the main blower motor
- ✓ Lubricate motors per manufacturer's specifications
- ✓ Inspect all belts
- ✓ Inspect damper operation
- ✓ Record gas pressures; adjust as needed
- ✓ Check operational sequence
- ✓ Review system operation with facilities staff
- ✓ Provide operator training to the facilities staff

Schedule K

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

2 main loop pumps, 2 hot water loop pumps, 2 cooling tower pumps

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current system operational issues.
- ✓ Lubricate pumps and motors per manufacturer's specifications
- ✓ Change oil in the cooling tower pumps if applicable
- ✓ Record voltages and amperages on all motors
- ✓ Check coupler alignment if applicable
- ✓ Check operational sequence
- ✓ Review system operation with the facilities staff
- ✓ Provide operator training to the facilities staff

Schedule L

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

Cooling tower

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current operational issues
- ✓ Clean motor outside of motor surface to ensure proper motor cooling
- ✓ Lubricate fan shaft bearings per manufacturer's specifications
- ✓ Check belt condition and tension
- ✓ Record motor amperage and voltage
- ✓ Check operational sequence
- ✓ Review system operation with the facilities staff
- ✓ Provide operator training to the facilities staff

Schedule Q

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

(9) Exhaust Fans

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current operational issues
- ✓ Clean debris from outside motor to ensure adequate motor cooling
- ✓ Inspect belt condition and tension
- ✓ Lubricate motor and bearings according to manufacturer's specification
- ✓ Record voltages and amperages of motors
- ✓ Check operation sequence
- ✓ Review system operation with the facilities staff
- ✓ Provide operator training to the facilities staff

Schedule Y

Scheduled maintenance inspections shall be performed during normal working hours.

Frequency:

- | | | | |
|-------------------------------------|---------------|-------------------------------------|---------------------------|
| <input type="checkbox"/> | Weekly | <input checked="" type="checkbox"/> | Maintenance Labor |
| <input type="checkbox"/> | Monthly | <input checked="" type="checkbox"/> | Maintenance Materials |
| <input type="checkbox"/> | Quarterly | <input type="checkbox"/> | Repair Labor |
| <input type="checkbox"/> | Semi-Annually | <input type="checkbox"/> | Repair Materials |
| <input checked="" type="checkbox"/> | Annually | <input checked="" type="checkbox"/> | 24-hour response |
| <input type="checkbox"/> | Other | <input checked="" type="checkbox"/> | 15% repair parts discount |

Equipment Covered:

Two (2) Carrier Gas Fired Furnace (High School)

Inspection Visit:

- ✓ Meet with facilities staff to discuss and document current operational issues
- ✓ Clean debris from outside motor to ensure adequate motor cooling
- ✓ Inspect filter
- ✓ Lubricate motor and bearings according to manufacturer's specification
- ✓ Record voltages and amperages of motors
- ✓ Inspect heat exchanger internally, clean as needed
- ✓ Check pilot burner for scale, dust, or lint accumulation, clean as needed
- ✓ Check vent system for soundness
- ✓ Inspect belts
- ✓ Record gas pressures; adjust as needed
- ✓ Record air inlet and outlet temperatures
- ✓ Check operational sequence
- ✓ Review system operation with facilities staff
- ✓ Provide operator training to facilities staff