

Shenandoah Community School District Board of Directors  
Shenandoah Administrative Board Room  
March 6, 2020 – 10:15 a.m.  
Special Meeting

Board Agenda

1. Call to Order
2. Roll Call and Determination of Quorum
3. Public Hearing - Bid Packages for General Construction & Site Work combined, and Electrical
4. Action Items
  - a. Approve High School Renovations – Phase 1 Bid Packages 1 & 2 combined: General Construction and Site Work from the March 4<sup>th</sup> Bid Opening
    - i. Genesis Contracting Group, LLC - \$847,000 (recommended by CA Nelson – low bid when combined with renovation 2 bid deduction); or
    - ii. Cornerstone Commercial Contractors, Inc. - \$840,027
  - b. Approve High School Renovations – Phase 1 Bid Package 3: Mechanical from the January 23<sup>rd</sup> Bid Opening
    - i. Rasmussen Mechanical Services - \$768,169
  - c. Approve A132-2009 Standard Form Agreement with Rasmussen Mechanical Services
  - d. Approve High School Renovations – Phase 1 Bid Package 4: HVAC Controls from the January 23<sup>rd</sup> Bid Opening
    - i. Controls Management, Inc. - \$197,264
  - e. Approve A132-2009 Standard Form Agreement with Controls Management
  - f. Approve High School Renovations – Phase 1 Bid Package 5: Electrical from the March 4<sup>th</sup> Bid Opening
    - i. K2 Electric \$796,000
  - g. Approve High School Renovations – Phase 1 Bid Package 6: Technology from the January 23<sup>rd</sup> Bid Opening
    - i. Tri City Electric Co. - \$249,940
  - h. Approve A132-2009 Standard Form Agreement with Tri City Electric Company
  - i. Approve High School Renovations – Phase 2 Bid Package 8 from March 4<sup>th</sup> Bid Opening
    - i. Genesis Contracting Group, LLC \$1,125,000
      - a. Recommend accepting Alt 1. Deduction of \$28,000 if awarded renovation 1 bid package 1& 2 work.
      - b. Reject Alt 2 deduction for the parking lot in the amount of \$182,000
  - j. Approve Amendment of the Contract with Carl A. Nelson & Co. to include the addition of the FCS Room Reclesign/Construction Management and Managing the Asbestos Proposal and Bidding Process
5. Discussion
  - a. Entry Door/Vestibule Design for High School Renovation Project
6. Informational Items
  - Next Regular Meeting – March 9, 2020 at 5:00 P.M.
7. Adjournment



# AIA<sup>®</sup> Document A132<sup>™</sup> – 2009

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

**AGREEMENT** made as of the 6th 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)*

Rasmussen Mechanical Services  
3100 Nebraska Avenue  
Council Bluffs, IA 51501

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<sup>™</sup>–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232<sup>™</sup>–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. 3 – Mechanical

#### 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 Sixty-Eight Thousand One Hundred Sixty-Nine and No/100 Dollars (\$ 768,169.00 ), 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. 2–Insulation of 1” dia. chilled water piping	LF	\$11.88
Unit Price No. 3–Insulation of 1 ½” dia. chilled water piping	LF	\$12.47
Unit Price No. 4–Insulation of 2” dia. chilled water piping	LF	\$12.86
Unit Price No. 5–Insulation of 3” dia. chilled water piping	LF	\$13.46
Unit Price No. 6–Insulation of 4” dia. chilled water piping	LF	\$14.20

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

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

Item	Allowance
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| *(Paragraphs Deleted)*

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## 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

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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

**§ 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.)

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§ 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)

Dan Reeg, Construction Mechanical Services Manager  
Rasmussen Mechanical Services  
3100 Nebraska Street  
Council Bluffs, IA 51501

§ 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.

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User Notes:

(3B9ADA49)

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
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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
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§ 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

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

Rasmussen Mechanical Services

\_\_\_\_\_  
**OWNER** *(Signature)*

\_\_\_\_\_  
**CONTRACTOR** *(Signature)*

Board President

\_\_\_\_\_  
*(Printed name and title)*

\_\_\_\_\_  
*(Printed name and title)*

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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**

Section <del>081113</del>	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

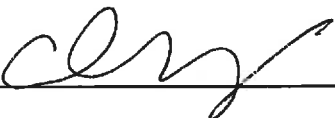
**INCLUDE IN BID ENVELOPE**

**Certification of Compliance with Iowa Code Section 692A.113**

Rasmussen Mechanical Services 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:

- Doug Pech
- Clayton Rakes
- Eric Applegate
- Jason Snyder
- Dan Reeg
- Jacob Price
- Dan Coil
- Taylor Nelson
- Scott Wobbema

Company: RASMUSSEN MECHANICAL SERVICES

Signature: 

Title: Mechanical Construction Service Manager

Date: 01/23/2020



# 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)

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

\$ \_\_\_\_\_

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

6. TOTAL EARNED LESS RETAINAGE .....

(Line 4 minus Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....

(Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE .....

9. BALANCE TO FINISH, INCLUDING RETAINAGE .....

(Line 3 minus Line 6)

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.

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	\$ _____	\$ _____
<b>TOTALS</b>	\$ _____	\$ _____
<b>NET CHANGES IN THE WORK</b>	\$ _____	\$ _____

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: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ 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)					
<b>GRAND TOTAL</b>									

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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 6th 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)

Control Management, Inc.  
8421 N. 29<sup>th</sup> Street  
Omaha, NE 68112

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. 4 – HVAC Controls

#### 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 Hundred Ninety-Seven Thousand Two Hundred Sixty-Four and No/100 Dollars (\$ 197,264.00 ), 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)*

| (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.

Init.

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User Notes:

(3B9ADA47)

§ 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)

Nathan Haug, Principal  
Control Management, Inc.  
841 N. 29<sup>th</sup> Street  
Omaha, NE 68112

§ 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

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

Control Management, Inc.

\_\_\_\_\_  
**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 <del>081113</del>	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

INCLUDE IN BID ENVELOPE

**Certification of Compliance with Iowa Code Section 692A.113**

Control Management, Inc. 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:

All employees of  
Control Management, Inc.  
as of 1/23/20  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Company: Control Management, Inc.

Signature: [Handwritten Signature]

Title: Principle

Date: 1/23/20



# 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	\$	\$
<b>TOTALS</b>	\$	\$
<b>NET CHANGES IN THE WORK</b>	\$	\$

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 <i>(Not in D or E)</i>	G TOTAL COMPLETED AND STORED TO DATE <i>(D + E + F)</i>	H BALANCE TO FINISH <i>(C - G)</i>	I RETAINAGE <i>(if variable rate)</i>
			FROM PREVIOUS APPLICATION <i>(D + E)</i>	% <i>(G + C)</i>					
<b>GRAND TOTAL</b>									

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# AIA<sup>®</sup> Document A132<sup>™</sup> – 2009

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

**AGREEMENT** made as of the 6th 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)*

Tri-City Electric Company of Iowa  
6225 N. Brady Street  
Davenport, IA 52806

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<sup>™</sup>–2009, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132<sup>™</sup>–2009, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

AIA Document A232<sup>™</sup>–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. 6 - Technology

#### 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 Two Hundred Forty-Nine Thousand Nine Hundred Forty and No/100 Dollars (\$ 249,940.00 ), 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.

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User Notes:

(3B9ADA47)



§ 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)

Chuck McCoy, Vice President of Technologies  
Tri-City Electric Company of Iowa  
6225 N. Brady Street  
Davenport, IA 52806

§ 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

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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
--------	-------	------

§ 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

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

Tri-City Electric Company of Iowa

\_\_\_\_\_  
**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**

Section <del>081113</del>	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**

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**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
----------------	---------------

**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

**INCLUDE IN BID ENVELOPE**

**Certification of Compliance with Iowa Code Section 692A.113**

Tri-City Electric Company of Iowa 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:

- Andy Birch - Low Voltage Project Manager

- Tri-City Electric will provide additional info

on technicians and foremen if it is the low

bidder for this package

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Company: Tri-City Electric Company of Iowa

Signature:  Brandon Richman

Title: Secretary & Chief Financial Officer

Date: January 23, 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	\$	\$
<b>TOTALS</b>	\$	\$
<b>NET CHANGES IN THE WORK</b>	\$	\$

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)					
<b>GRAND TOTAL</b>									

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CARL A. NELSON & CO.

**NELSON**

Building Solutions Since 1913

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Burlington, IA 52601

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February 28, 2020

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

RE: Design and Construction Management Proposal  
High School Independent Renovations – Amendment to the original Contract

Dear Dr. Nelson:

This is a follow-up letter to our proposal dated November 19, 2019 to amend our contract to include the scope to design and provide additional construction management for the FCS room layout, new flooring, new paint, new doors and hardware, repairs to the floor where the trench has settled, and pavement replacement.

In addition to the scope outlined in the November 19<sup>th</sup> proposal, we also managed the asbestos abatement proposal and bidding process.


This work is to follow the cost-plus basis the same as our existing contract. To amend our contract for the above-mentioned scope, please sign below. All other terms and conditions remain the same.

---

Dr. Kerri Nelson, Superintendent  
Shenandoah Community School District

Please don't hesitate to call us if you have any questions.

Sincerely,



Tim Seibert, President  
Carl A. Nelson & Company

Attachments

Design and Construction Management Proposal, dated November 19, 2019

November 19, 2019

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

RE: Design and Construction Management Proposal  
High School Independent Renovations

Dear Dr. Nelson:

We are pleased to submit this proposal in response to your request to provide design and construction management services for your Independent Renovations projects. There will be synergies that will make the management of the Independent Renovations very cost effective for you if we can get this Independent Renovation done next summer in conjunction with the other Renovation work. We need to complete more analysis of the schedule to confirm that we can add this work into the schedule for next summer.

The following are our assumptions, design scope, and a summary of the tasks we believe you need and we are proposing to provide. Budgets are provided for the Design, Preconstruction Services, and Construction Management Services. If authorized, we will perform these added services on a cost-plus basis on the same basis as and under our existing contract. The design architect and civil engineer billable rates will be the same as the Project Manager. The structural engineer billable rate will be the same as the Project Executive.

**Assumptions:**

- A. Construction for the "Independent Renovation" occurs concurrently with the Phase I Renovation project.
- B. Carl A. Nelson & Co., will continue to have access to the 3D scan.
- C. Exclusions:
  1. No work will be done in the Auditorium Addition's May Center, and Auditorium back of house spaces.
  2. No work will be done in the Saferoom Addition, except for paint
  3. No work will be done in the Gym except for paint. Replacement of murals will be by SCSD.
  4. No work will be done in the cafeteria except for paint. Replacement of custom lettering will be by SCSD.
  5. No work will be done in the library except for paint.
  6. No work will be done to the exterior building envelope including, but not limited to the roof, windows, aluminum doors, masonry, soffits and gutters.
  7. No upgrades for storm sewer system.
  8. No landscape design.
  9. According to Iowa DNR since the footprint isn't changing and less than one (1) acre is disturbed, then no storm water permit and no SWPPP should be required and is excluded from our budget.
  10. No existing building code review plan.

**I. Design Scope**

- A. Parking lot drainage: There are drainage issues at the south end of the lot.
  - 1. The plan is for partial replacement of the deteriorated pavement and curb at the south end of the lot, increasing the slope for better drainage.
  - 2. Propose strategically placed curb cuts for additional access for water to flow to the drainage ditch.
  - 3. Explore the option of a rolled curb at the south end of the parking lot for snow removal off of the parking lot.
    - i. There are not any Shenandoah specific zoning ordinance requirements for storm water when the existing footprint does not change per AJ Lyman on 10/21/2019.
- B. Parking lot islands: The islands make it difficult for snow removal and add extra maintenance during mowing season.
  - 1. Review solutions for reducing maintenance associated with the parking lot islands.
    - i. There are not any Shenandoah specific zoning ordinances requirements for landscaping in the parking lot per AJ Lyman on 10/21/2019.
- C. Doors
  - 1. Specify all new interior wood doors including ADA compliant hardware.
    - i. New interior wood doors species and finish to match the doors in the "Renovation" project.
    - ii. New hardware to match the current function of the existing doors. If changes in hardware are desired, then Shenandoah is to provide Carl A. Nelson & Co., a list of doors and how the hardware function should be changed.
  - 2. Explore reusing the existing hollow metal door frames.
- D. Paint - see "Exclusions" for areas excluded from scope below.
  - 1. Paint all interior rooms and corridor walls.
  - 2. Paint hard ceilings.
  - 3. Paint the Auditorium Addition's vestibule, auditorium, lobby and public restrooms.
  - 4. Paint hollow metal door and window frames.
  - 5. Paint interior steel doors.
  - 6. Exterior steel doors have signs of rust. They are located in the boiler room, band room, auditorium stage vestibules, auditorium, current shop areas, girl's locker room, and all of the safe room addition steel doors. These can be painted at the same time if requested.
- E. Interior floor repair at differential movement locations.
  - 1. Asbestos testing should focus on the areas where VCT needs to be removed.
    - i. For example, where the floor trench has settled enough that floor leveler needs to be installed prior to carpet installation, the VCT must be removed in order for the floor leveler to be properly installed.
  - 2. In the classrooms when no carpet is going to be installed, VCT needs to be removed and underlying issue of floor movement should be addressed. This could be through pinning of the floor on either side of the trench to prevent differential movement.
- F. New flooring provided in the following areas.
  - 1. New carpet and wall base will be installed in all of the classrooms except Art, Chemistry, Biology, Family and Consumer Science (FCS), and CTE area.



2. New carpet and wall base will be installed in all of the corridors. Review if carpet is desired where terrazzo exists.
  3. In the vestibules, a more durable wall-off carpet could be specified.
  4. Carpet in the auditorium in the aisles of the auditorium, the lobby, and the ante rooms associated with the restrooms.
  5. New resilient flooring in the Family and Consumer Science classroom after floor repairs are completed. New resilient flooring may also be desired in the Chemistry, Biology, and Art rooms.
- G. Provide a new casework layout for Family and Consumer Science.
1. Relocate all ranges to walls for mounting of fire suppression range hoods.
  2. Create an ADA compliant work station.
  3. Provide a schematic narrative of new electrical, plumbing, and gas relocation.
  4. Selection of new kitchen equipment, if any, is by SCSD.

### **Carl A. Nelson Deliverables**

- I. Design
  - A. Two (2) site visit to;
    1. Confirm colors/materials (if different than Renovation project).
    2. Review Design Development drawings.
    3. Document locations of flooring that need repaired.
  - B. No more than one alternate to be designed and bid.
  - C. Deliverables
    1. Civil plans showing paving details, cross sections, and joint layout.
    2. Floor plans/finish plans with door numbers, accent paint walls, and flooring layout.
    3. Casework elevations for Family and Consumer Science room.
    4. Reflected ceiling plans with heights above finish floor designated to indicate wall height that needs painted and to show hard ceilings that need painted.
    5. Door and hardware schedules sheet.
    6. Back-end specifications
      - i. Selective demolition
      - ii. Concrete repair
      - iii. Joint sealants (for casework)
      - iv. Interior paint
      - v. Flush wood doors
      - vi. Door hardware
      - vii. Glazing (for doors)
      - viii. Carpet and accessories
      - ix. Resilient flooring and accessories
      - x. Interior architectural woodwork (Casework FCS).
- II. Preconstruction Services
  - A. One (1) budget estimate and report at 90% Construction Documents.
  - B. Create critical path schedule where the Independent Renovations are incorporated into the Renovation schedule.

- C. Create and define five (5) bid packages:
  - 1. Parking lot
  - 2. Doors and hardware
  - 3. Casework
  - 4. Interior paint
  - 5. Flooring.
- D. Modify previously developed front-end specifications from the Renovation project for Independent Renovations.
  - 1. Division 00 Procurement and contracting requirements
  - 2. Division 01 General requirements
- E. Assist the district with required documentation.
  - 1. Notice of Public Hearing
  - 2. Advertisement to Bid

### III. Construction Services

- A. Bidding
  - 1. Organize and lead the pre-bid meeting/tour.
  - 2. Provide an "Opinion of Probable Cost"
  - 3. Send drawings to Plan Room for distribution.
  - 4. Submit contract documents to the State Fire Marshal for approval.
  - 5. Deliver copy of drawings and specifications to the City building official to obtain a building permit.
  - 6. Issue Addenda as needed.
  - 7. Attend the bid opening and one (1) school board meeting.
  - 8. Provide AIA contracts for signature to the Trade Contractors and Owner.
  - 9. Preliminary review of insurance and bonding information provided by the Trade Contractors before forwarding to Owner for final review.
- B. Construction
  - 1. Review Trade Contractor pay applications.
  - 2. Review Trade Contractor submittals and shop drawings.
  - 3. Respond to Trade Contractor's Requests for Information (RFI's).
  - 4. Additional on-site supervision.
  - 5. Substantial Completion, create a punch list.
  - 6. Schedule code required inspections, if any.
  - 7. Request an occupancy permit.
  - 8. Final Completion, review of completed punch list.
  - 9. Collect maintenance instructions, warranty information, and consent of surety.
  - 10. Nine-month review after Final Completion for the one year construction warranty.

IV. Schedule

- A. Board approve Carl A. Nelson contract modification on December 9, 2019.
- B. Site visit to confirm materials and Design Development Review January 3, 2020 and/or January 23, 2020.
- C. Public Hearing held on February 10, 2020.
- D. Bids received on March 3, 2020.
- E. Board approval of bids on March 9, 2020.
- F. Construction during the summer of 2020.

V. Construction Budget

The original estimate for the Independent Renovations was \$1,388,530. Since the original budget was developed, the scope has increased slightly for the Independent Renovations including: additional interior painting of the gym, auditorium, and saferoom; new casework in the Family and Consumer Science room; and new flooring in the auditorium. Our new budget for the Independent Renovations is \$1,600,000. This number will be confirmed during our budget analysis at 90% drawing review.

VI. Information provided by Owner

- A. We will use DLR's drawings for floor plan configuration. No remeasurement of the rooms will occur. Owner to provide Revit (.rvt) files obtained from DLR Group.
- B. The Owner will provide Snyder & Associate's ALTA survey in AutoCAD format.
- C. The Owner will provide a list of classroom walls that are not to be repainted.
- D. The Owner will provide a list of door hardware changes that are not to match the existing function.

The budgets for this work are as follows:

Design Services	\$43,000
Pre-Construction Services	\$4,500
Construction Services	<u>\$67,000</u>
Subtotal	\$114,500
Construction Management Fee (2.75%)	<u>\$44,000</u>
Total Budget	\$158,500

Please let us know if you want to proceed with this work and we will prepare an amendment to our contract for signature.

Sincerely,



Cindy Larson  
Project Manager



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

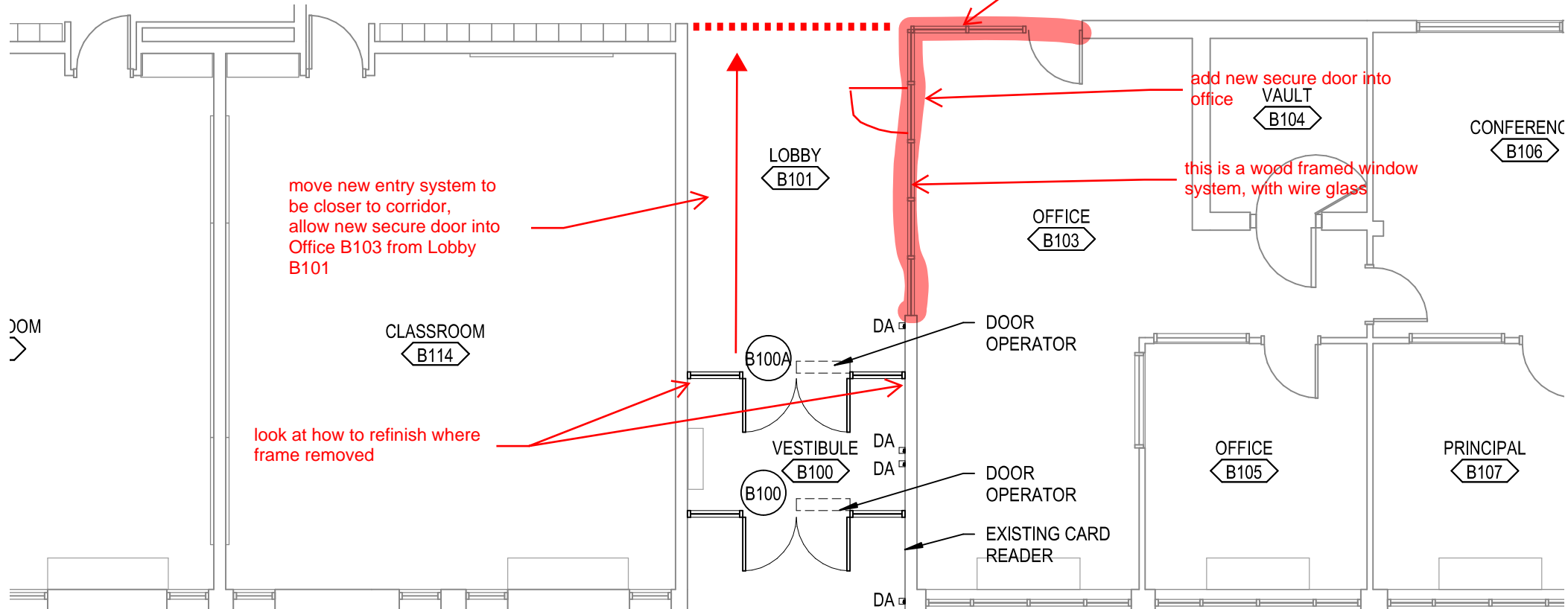
steel beam above ceiling, should be able to connect top of new walls to.

current wood window wall system stops at ceiling

should replace entire wood window wall and door

CORRIDOR  
B102

EXISTING G/  
CEILING TO



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

