

MEETING DATE: 01/21/2026

AGENDA ITEM SUMMARY

Subject: Consider Resolution No. 12-26 approving Payment Request No. 11 to Kingland Construction – City Hall/Police Department Renovation Project.

Recommendation: Approve Resolution No. 12-26

Background Summary: John

Attached is payment request no. 11 from Kingland Construction for work completed on the City Hall/Police Department Renovation project. Payment Request No. 11 is in the amount of \$82,181.20. Including this payment, a total of \$2,020,181.41 has been paid to Kingland Construction.

The December payment request is lower than past monthly payments. Work continues on the HVAC, electrical, sprinkler system, and Openings (doors and windows). Bergland+Cram Architects has reviewed the payment request and recommends approval of the payment,

We recommend approval of Resolution 12-26 for Payment Request No. 11 for the City Hall Police Department Renovation Project.

CITY OF CHARLES CITY

RESOLUTION NO. 12-26

RESOLUTION APPROVING PAYMENT REQUEST #11 FOR THE CITY HALL/POLICE DEPARTMENT RENOVATION PROJECT

WHEREAS, the City of Charles City, Iowa previously entered into a contract with Kingland Construction for the City Hall/Police Department Renovation Project; and

WHEREAS, Kingland Construction has submitted Pay Request #11 for this project in the amount of \$82,181.20; and

WHEREAS, Bergland & Cram Architects have reviewed this pay estimate and recommending payment of the amount.

NOW, THEREFORE BE IT RESOLVED, by the City Council of Charles City, Iowa, meeting in regular session on this 21st day of January, 2026, that pay estimate #11 submitted by Kingland Construction in the amount of \$82,181.20 for the City Hall/Police Department renovation project is hereby approved for payment.

COUNCIL MEMBER moved for the adoption of the foregoing resolution;

COUNCIL MEMBER seconded the motion to adopt, and on roll call the voting was as follows:

AYES:

NAYS:

Passed and approved this _____ day of January, 2026.

Dean Andrews, Mayor

Attest:

Brittney Lentz, City Clerk

APPLICATION AND CERTIFICATION FOR PAYMENT

CUSTOMER: City of Charles City
900 Clark St
Charles City, IA 50616

PROJECT: City Hall & PD Renovation
900 Clark St
Charles City, IA 50616

APPLICATION NO: ~~X~~ 11

Distribution Via Email:
 OWNER
 ARCHITECT
 CONTRACTOR
 CM AGENT

CONTRACTOR: Kingland Construction Services
3216 HWY 69 S
Forest City, IA 50436

VIA ARCHITECT: Dana Thomas, Bergland + Cram
115 Delaware Ave
Mason City, IA 50401

PERIOD TO: 12/31/2025

PROJECT NO: 24006

CONTRACT FOR: City Hall & Police Dept
Renoation

CONTRACT DATE: 12/16/2024

CONTRACTOR'S APPLICATION FOR PAYMENT

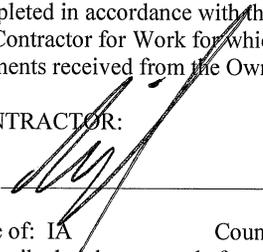
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet Page 2, is attached.

1. ORIGINAL CONTACT SUM	\$ 4,734,000.00
2. Net change by Change Orders	132,393.51
3. CONTRACT SUM TO DATE (Line 1±2)	4,866,393.51
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	2,995,359.06
5. RETAINAGE:	
a. 5% 149,767.96on Completed Work (Column D + E on G703)	\$ 137,903.79
b. On Stored Material	11,864.17
(Column F on G703)	
Total Retainage (Line 5a + 5b or Total in Column I of G703)	
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	149,767.96 2,845,591.10
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	2,763,409.90
8. CURRENT PAYMENT DUE	82,181.20
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	2,020,802.41

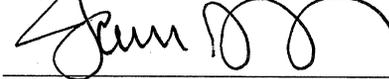
Change Order Summary	Additions	Deductions
Total Changes approved in previous months by Owner:	133,668.21	7,738.45
Total approved this Month	6,463.75	0.00
NET CHANGES by Change Order	\$ 132,393.51	

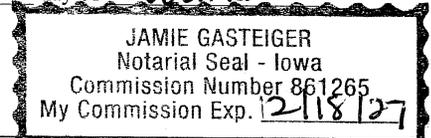
The undersigned Contractor certifies that to the best of the Contractor's Knowledge, information and belief the Work covered by this Application for payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates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

CONTRACTOR:

By:  Date: 12/24/25

State of: IA County of: Hancock
Subscribed and sworn to before me this 24th day of December 2025
Notary Public: Jamie Gasteiger
My Commission Expires: 12/18/2027





ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's 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 \$ 82,181.20

(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 to the amount certified.)

ARCHITECT:

BY:  Date: 01.06.2026

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 of Contractor under this Contract.

CONTINUATION SHEET

Project: City Hall& PD
Renovation

Application and Certification for Payment

containing contractor'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: 12

Application Date: 12/23/2025

Period To: 12/31/2025

Project No: 24006

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		F Materials Presently Stored (Not in D or E)	G		H Balance To Finish (C - G)	I Retainage
			Previous Application	This Period		Total Completed and Stored to Date (D+E+F)	% (G / C)		
01.0010	General Conditions	285,659.81	184,403.18	23,742.54	0.00	208,145.72	73	77,514.09	10,407.29
01.01600	Performance & Payment Bond	36,173.93	36,173.93	0.00	0.00	36,173.93	100	0.00	1,808.70
01.01650	Builders Risk/Add. Insurance	5,404.81	0.00	0.00	0.00	0.00	0	5,404.81	0.00
01.01700	Procure	8,800.00	8,800.00	0.00	0.00	8,800.00	100	0.00	440.00
01.01800	Signage Allowances	45,000.00	0.00	0.00	0.00	0.00	0	45,000.00	0.00
01.01801	Ext. Landscape & Planting Allo	50,000.00	0.00	0.00	0.00	0.00	0	50,000.00	0.00
		431,038.55	229,377.11	23,742.54	0.00	253,119.65	59	177,918.90	12,655.99

Existing Conditions

02.02000	Demolition	176,157.27	176,157.27	0.00	0.00	176,157.27	100	0.00	8,807.87
		176,157.27	176,157.27	0.00	0.00	176,157.27	100	0.00	8,807.87

Concrete

03.30000	Concrete	420,491.29	301,360.98	0.00	0.00	301,360.98	72	119,130.31	15,068.05
		420,491.29	301,360.98	0.00	0.00	301,360.98	72	119,130.31	15,068.05

Masonry

04.04000	Masonry	369,981.23	208,642.19	0.00	0.00	208,642.19	56	161,339.04	10,432.11
		369,981.23	208,642.19	0.00	0.00	208,642.19	56	161,339.04	10,432.11

Metal

05.05000	Steel Supplier	99,491.84	94,084.46	0.00	0.00	94,084.46	95	5,407.38	4,704.22
05.05120	Structural steel	18,579.72	18,579.72	0.00	0.00	18,579.72	100	0.00	928.99
05.05130	Loose bearing angles	1,248.30	1,119.34	0.00	0.00	1,119.34	90	128.96	55.97
05.05300	Metal Deck	922.71	922.71	0.00	0.00	922.71	100	0.00	46.14
05.05500	Metal fabrications	2,015.89	1,682.80	0.00	0.00	1,682.80	83	333.09	84.14
05.05900	Ornamental Handrail Vendor	62,425.62	41,473.08	0.00	0.00	41,473.08	66	20,952.54	2,073.65
05.05901	Cable Rail Install	7,584.04	0.00	0.00	0.00	0.00	0	7,584.04	0.00
		192,268.12	157,862.11	0.00	0.00	157,862.11	82	34,406.01	7,893.11

CONTINUATION SHEET

Project: City Hall& PD
Renovation

Application and Certification for Payment

containing contractor'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: 12

Application Date: 12/23/2025

Period To: 12/31/2025

Project No: 24006

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	% (G / C)	Balance To Finish (C - G)	Retainage
			Previous Application	This Period					
Wood , Plastic and Composites									
06.60000	Rough Carpentry	9,439.78	6,654.57	865.92	0.00	7,520.49	80	1,919.29	376.02
06.61000	Casework	72,228.03	6,155.33	0.00	12,978.08	19,133.41	26	53,094.62	956.67
		81,667.81	12,809.90	865.92	12,978.08	26,653.90	33	55,013.91	1,332.69

Thermal and Moisture Protectio

07.07200	Insulation - sub	18,202.33	5,834.21	0.00	0.00	5,834.21	32	12,368.12	291.71
07.07270	EIFS-sub	54,048.16	0.00	18,473.66	0.00	18,473.66	34	35,574.50	923.68
07.07290	Fluid Applied Air Barrier-sub	5,037.29	0.00	0.00	0.00	0.00	0	5,037.29	0.00
07.07415	ACM Alum Comp Panels Vendor	214,469.56	34,776.24	0.00	0.00	34,776.24	16	179,693.32	1,738.81
07.07416	ACM Alum Comp Panel Install	61,614.89	0.00	0.00	0.00	0.00	0	61,614.89	0.00
07.07500	Membrane roofing - sub	182,682.76	120,190.76	0.00	33,340.00	153,530.76	84	29,152.00	7,676.54
07.07900	General sealants	15,587.48	1,406.30	0.00	0.00	1,406.30	9	14,181.18	70.32
		551,642.47	162,207.51	18,473.66	33,340.00	214,021.17	39	337,621.30	10,701.06

Openings

08.80000	Doors & Windows	131,756.42	11,976.17	1,625.61	0.00	13,601.78	10	118,154.64	680.08
08.08300	Overhead Doors	10,528.58	0.00	0.00	0.00	0.00	0	10,528.58	0.00
08.08410	Aluminum entrances and storefr	187,114.71	3,783.46	9,355.74	73,408.45	86,547.65	46	100,567.06	4,327.38
		329,399.71	15,759.63	10,981.35	73,408.45	100,149.43	30	229,250.28	5,007.46

Finishes

09.09200	Gypsum drywall system-sub	196,735.28	118,814.34	0.00	0.00	118,814.34	60	77,920.94	5,940.72
09.09600	Flooring-sub	231,643.90	3,400.00	0.00	113,507.00	116,907.00	50	114,736.90	5,845.35
09.09770	FRP Panels	661.98	0.00	0.00	0.00	0.00	0	661.98	0.00
09.09810	Acoustical Ceiling- Sub	91,773.76	0.00	0.00	0.00	0.00	0	91,773.76	0.00
09.09900	Painting Sub	48,643.34	0.00	0.00	0.00	0.00	0	48,643.34	0.00
		569,458.26	122,214.34	0.00	113,507.00	235,721.34	41	333,736.92	11,786.07

Specialties

10.01000	Specialties	15,425.35	8,466.11	0.00	0.00	8,466.11	55	6,959.24	423.31
		15,425.35	8,466.11	0.00	0.00	8,466.11	55	6,959.24	423.31

CONTINUATION SHEET

Project: City Hall& PD
Renovation

Application and Certification for Payment

containing contractor'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: 12

Application Date: 12/23/2025

Period To: 12/31/2025

Project No: 24006

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	% (G / C)	Balance To Finish (C - G)	Retainage
			Previous Application	This Period					

Equipment

11.10900	Mail/Key Drop Box	2,602.96	421.26	0.00	0.00	421.26	16	2,181.70	21.06
		2,602.96	421.26	0.00	0.00	421.26	16	2,181.70	21.06

Furnishing

12.12510	Window blinds	10,226.99	0.00	0.00	0.00	0.00	0	10,226.99	0.00
		10,226.99	0.00	0.00	0.00	0.00	0	10,226.99	0.00

Fire Suppression

21.21000	Sprinkler system	75,667.41	58,689.16	2,308.61	0.00	60,997.77	81	14,669.64	3,049.89
		75,667.41	58,689.16	2,308.61	0.00	60,997.77	81	14,669.64	3,049.89

Heating, Ventilating and Air-C

23.23000	Mechanical	665,012.81	494,716.33	10,806.46	0.00	505,522.79	76	159,490.02	25,276.14
		665,012.81	494,716.33	10,806.46	0.00	505,522.79	76	159,490.02	25,276.14

Electrical

26.26000	Electrical	402,280.41	271,036.43	14,051.65	0.00	285,088.08	71	117,192.33	14,254.40
		402,280.41	271,036.43	14,051.65	0.00	285,088.08	71	117,192.33	14,254.40

Earthwork

31.31250	Shoring	54,048.15	49,454.60	0.00	0.00	49,454.60	92	4,593.55	2,472.73
31.31350	Earthwork	281,590.88	279,104.43	0.00	0.00	279,104.43	99	2,486.45	13,955.22
31.31920	Silt Fence	926.29	926.29	0.00	0.00	926.29	100	0.00	46.31
		336,565.32	329,485.32	0.00	0.00	329,485.32	98	7,080.00	16,474.26

Exterior Improvements

32.32760	Lot striping	3,242.89	0.00	0.00	0.00	0.00	0	3,242.89	0.00
32.32820	Site fencing-chain link	5,826.39	0.00	0.00	0.00	0.00	0	5,826.39	0.00
32.32870	Site Furnishings	24,782.16	23,416.91	0.00	0.00	23,416.91	94	1,365.25	1,170.85
32.32910	Landscaping	70,262.60	0.00	0.00	0.00	0.00	0	70,262.60	0.00

CONTINUATION SHEET

Project: City Hall& PD
Renovation

Application and Certification for Payment

containing contractor'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: 12

Application Date: 12/23/2025

Period To: 12/31/2025

Project No: 24006

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	% (G / C)	Balance To Finish (C - G)	Retainage
			Previous Application	This Period					
		104,114.04	23,416.91	0.00	0.00	23,416.91	22	80,697.13	1,170.85

Change Order 001

50.50001	ASi1 - Garage Casework Change	3,947.78	2,615.40	871.79	0.00	3,487.19	88	460.59	174.36
50.50005	Wall Guard/Siding Credit	-5,113.81	0.00	-114.00	0.00	-114.00	2	-4,999.81	-5.70
50.50008	Sink Change	468.53	0.00	468.53	0.00	468.53	100	0.00	23.43
50.50009	TD 1 Basn Change	-2,624.64	-2,624.64	0.00	0.00	-2,624.64	100	0.00	-131.23
50.50012	Plumbing Depth Change	16,203.01	15,554.89	0.00	0.00	15,554.89	96	648.12	777.74
50.50013	PR 4 - Ext. Wall Change	82,426.92	82,426.92	0.00	0.00	82,426.92	100	0.00	4,121.35
		95,307.79	97,972.57	1,226.32	0.00	99,198.89	104	-3,891.10	4,959.95

Change Order 002

50.50017	Remove & Replace Concrete	5,023.89	5,023.89	0.00	0.00	5,023.89	100	0.00	251.19
		5,023.89	5,023.89	0.00	0.00	5,023.89	100	0.00	251.19

Change Orders

50.50002	PR 1 - Metal Lockers Room 166	6,463.75	0.00	0.00	4,050.00	4,050.00	63	2,413.75	202.50
50.50018	Ext. 2 1/2 Walls at Bar Joist	0.00	0.00	0.00	0.00	0.00	***	0.00	0.00
50.50019	2 1/2 Fur out wall on E Side	0.00	0.00	0.00	0.00	0.00	***	0.00	0.00
50.50025	PR 25 - Rock & Geogrid	25,598.08	0.00	0.00	0.00	0.00	0	25,598.08	0.00
		32,061.83	0.00	0.00	4,050.00	4,050.00	13	28,011.83	202.50

	Totals	4,866,393.51	2,675,619.02	82,456.51	237,283.53	2,995,359.06	62	1,871,034.45	149,767.96
--	--------	--------------	--------------	-----------	------------	--------------	----	--------------	------------