

MEETING DATE: 02/18/2026

AGENDA ITEM SUMMARY

Subject: Consider Resolution No. 21-26 approving Payment Request No. 12 to Kingland Construction – City Hall/Police Department Renovation Project.

Recommendation: Approve Resolution No. 21-26

Background Summary:

We have received Payment Request No. 12 from Kingland Construction for work completed on the City Hall/Police Department Renovation project. Payment Request No. 12 is in the amount of \$267,685.52. Including this payment, a total of \$2,287,866.93 has been paid to Kingland Construction.

Additional information and an update on the project's progress will be provided at Wednesday's City Council meeting.

We recommend approval of Resolution 21-26 for Payment Request No. 12 for the City Hall Police Department Renovation Project.

CITY OF CHARLES CITY

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: 13
Application Date: 1/22/2026
Period To: 1/31/2026
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 Total Completed and Stored to Date (D+E+F)		H Balance To Finish (C - G)	I Retainage
			Previous Application	This Period		% (G / C)			

General Requirements

01.0010	General Conditions	285,659.81	208,145.72	15,160.63	0.00	223,306.35	78	62,353.46	11,165.32
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	253,119.65	15,160.63	0.00	268,280.28	62	162,758.27	13,414.02

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	82,774.88	0.00	291,417.07	79	78,564.16	14,570.85
		369,981.23	208,642.19	82,774.88	0.00	291,417.07	79	78,564.16	14,570.85

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	128.96	0.00	1,248.30	100	0.00	62.42
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	128.96	0.00	157,991.07	82	34,277.05	7,899.56

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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
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Wood, Plastic and Composites

06.60000	Rough Carpentry	9,439.78	7,520.49	0.00	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	13,675.82	0.00	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	18,473.66	0.00	0.00	18,473.66	34	35,574.50	923.68
07.07290	Fluid Applied Air Barrier-sub	5,037.29	0.00	5,037.29	0.00	5,037.29	100	0.00	251.86
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	12,787.79	33,340.00	166,318.55	91	16,364.21	8,315.93
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	180,681.17	17,825.08	33,340.00	231,846.25	42	319,796.22	11,592.31

Openings

08.80000	Doors & Windows	131,756.42	13,601.78	9,984.94	0.00	23,586.72	18	108,169.70	1,179.34
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	13,139.20	110,236.56	0.00	123,375.76	66	63,738.95	6,168.79
		329,399.71	26,740.98	120,221.50	0.00	146,962.48	45	182,437.23	7,348.13

Finishes

09.09200	Gypsum drywall system-sub	196,735.28	118,814.34	35,603.18	0.00	154,417.52	78	42,317.76	7,720.88
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	35,603.18	113,507.00	271,324.52	48	298,133.74	13,566.23

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

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Renovation

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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	60,997.77	0.00	0.00	60,997.77	81	14,669.64	3,049.89
		75,667.41	60,997.77	0.00	0.00	60,997.77	81	14,669.64	3,049.89

Heating, Ventilating and Air-C

23.23000	Mechanical	665,012.81	505,522.79	24,658.67	0.00	530,181.46	80	134,831.35	26,509.07
		665,012.81	505,522.79	24,658.67	0.00	530,181.46	80	134,831.35	26,509.07

Electrical

26.26000	Electrical	402,280.41	285,088.08	45,320.91	0.00	330,408.99	82	71,871.42	16,520.45
		402,280.41	285,088.08	45,320.91	0.00	330,408.99	82	71,871.42	16,520.45

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

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Application Date: 1/22/2026

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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 Total Completed and Stored to Date (D+E+F)		H Balance To Finish (C - G)	I Retainage
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							104,114.04		

Change Order 001

50.50001	ASi1 - Garage Casework Change	3,947.78	3,487.19	0.00	0.00	3,487.19	88	460.59	174.36
50.50005	Wall Guard/Siding Credit	-5,113.81	-114.00	0.00	0.00	-114.00	2	-4,999.81	-5.70
50.50008	Sink Change	468.53	468.53	0.00	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	99,198.89	0.00	0.00	99,198.89	104	-3,891.10	4,959.95

Change Order 002

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
50.50017	Remove & Replace Concrete	5,023.89	5,023.89	0.00	0.00	5,023.89	100	0.00	251.19
50.50018	Ext. 2 1/2 Walls at Bar Joist	526.97	0.00	0.00	0.00	0.00	0	526.97	0.00
50.50019	2 1/2 Fur out wall on E Side	2,875.71	0.00	963.82	0.00	963.82	34	1,911.89	48.19
50.50021	PR 25-Stud Wall Bearing	2,134.10	0.00	0.00	0.00	0.00	0	2,134.10	0.00
50.50024	PR 008 - Furring Room 131	10,510.48	0.00	3,718.82	0.00	3,718.82	35	6,791.66	185.94
50.50025	PR 25 - Rock & Geogrid	25,598.08	0.00	0.00	0.00	0.00	0	25,598.08	0.00
50.50026	PR 7-Lobby Wall Framing/Finish	2,429.63	0.00	1,089.11	0.00	1,089.11	45	1,340.52	54.46
50.50027	PR 11 - Ceiling Conditions	2,866.12	0.00	2,866.12	0.00	2,866.12	100	0.00	143.31
50.50028	Fire Hydrant Depth	1,657.50	0.00	0.00	0.00	0.00	0	1,657.50	0.00
50.50029	PR 9 - Frame Council Chambers	6,251.65	0.00	2,593.00	0.00	2,593.00	41	3,658.65	129.65
50.50030	PR 12 - Revise Wire to Panel M	3,802.68	0.00	0.00	0.00	0.00	0	3,802.68	0.00
50.50031	PR 13 - Breakroom 153 Ceiling	3,121.04	0.00	850.98	0.00	850.98	27	2,270.06	42.55
50.50032	PR 16 - Roof Edge Detail	1,029.67	0.00	1,029.67	0.00	1,029.67	100	0.00	51.48
50.50039	PR 17- Remove Chainlink Fence	-5,696.00	0.00	0.00	0.00	0.00	0	-5,696.00	0.00
50.50042	Add Flush Bolts	377.85	0.00	0.00	0.00	0.00	0	377.85	0.00
50.55012	Water Service Shoring	2,427.76	0.00	0.00	0.00	0.00	0	2,427.76	0.00
50.55013	PR 5 - Furr out Breakroom Wall	1,095.26	0.00	377.37	0.00	377.37	34	717.89	18.87
		72,496.14	5,023.89	13,488.89	4,050.00	22,562.78	31	49,933.36	1,128.14

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	Totals	4,901,803.93	2,758,075.53	355,182.70	163,875.08	3,277,133.31	67	1,624,670.62	163,856.69

RESOLUTION NO. 21-26

RESOLUTION APPROVING PAYMENT REQUEST #12 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 #12 for this project in the amount of \$267,685.52; and

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

NOW, THEREFORE BE IT RESOLVED, by the City Council of Charles City, Iowa, meeting in regular session on this 18th day of February, 2026, that pay estimate #12 submitted by Kingland Construction in the amount of \$267,685.52 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 February, 2026.

Dean Andrews, Mayor

Attest:

Brittney Lentz, City Clerk