



November 30, 2021

Mr. Tim Simpkins  
Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023

**Re: Substantial Completion**

Ankeny High School and Ankeny Centennial High School  
Ankeny Community School District  
Ankeny, Iowa 50023

Mr. Simpkins:

The building construction work performed under the following Contracts has been reviewed and found to our and the Architect's best knowledge, information, and belief, to be Substantially Complete. Substantial Completion is the stage in the progress of the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion for Ankeny High School and Ankeny Centennial High School is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents. We therefore recommend that the Ankeny Community School District approve "Substantial Completion" of the following Bid Package Contracts at the next regularly scheduled Board Meeting.

<u>Bid Package No. &amp; Description</u>	<u>Contractor</u>
3A Concrete	DDVI, Inc
3B Furnish Precast Concrete	Enterprise Precast Concrete
4A Masonry	Seedorff Masonry, Inc.
5A Furnish Metals	Katelman Steel Fabrication, Inc
5B Erect Metal and Precast Concrete	US Erectors, Inc.
6A Selective Demolition and Carpentry	DDVI, Inc
7A Waterproofing, Air Barriers and Sealants	CK Fairco, Inc.
7B Roofing and Wall Panels	Brockway Mechanical & Roofing
8A Furnish Doors, Frames & Hardware	Walsh Door & Security
8B Glazing, Storefronts & Curtain Walls	Clark Glass, Inc.
8C Overhead Coiling Doors	WD Door (MLB of Iowa, Inc.)
9A Drywall & Acoustical	JC Toland Painting
9B Flooring, Tile & Terrazzo	Ralph N. Smith, Inc.
9C Painting	Wes Jarnagin, Inc.
12A Furnish Casework & Laboratory Equip.	Architectural Arts
21A Fire Suppression	Midwest Automatic Fire Sprinkler
22A Plumbing and HVAC	Kruck Plumbing and Heating Co.
26A Electrical	Kline Electric
31A Earthwork & Site Utilities	Sandstone Management Ltd.

Attached are the AIA G704/CMA – Certificate of Substantial Completion that we have obtained and processed to date. The remaining certificates will be submitted once they are received. Additionally, we are in the process of collecting the AIA G706 – Contractor's Affidavit of Payment of Debts and Claims and the AIA G707 – Consent of Surety to Final Payment from the Bid Package Contractors.



Please contact me if should you have any questions regarding the status of these contracts.

Sincerely,

STAHL CONSTRUCTION COMPANY

A handwritten signature in blue ink that reads "William D. Harger". The signature is fluid and cursive, with a horizontal line extending from the end.

William D. Harger  
Sr. Project Manager



# AIA® Document G704/CMa™ – 1992

## Certificate of Substantial Completion Construction Manager-Adviser Edition

**PROJECT:**
*(Name and address)*

Ankeny Centennial High School  
2220 NW State Street  
Ankeny, IA 50023

**PROJECT NUMBER:** 8428/FRK-1023E01

**CONTRACT FOR:** 6A - Selective Demolition  
and Carpentry

**CONTRACT DATE:** August 4, 2020

**OWNER:** ☒
**CONSTRUCTION MANAGER:** ☒
**ARCHITECT:** ☒
**CONTRACTOR:** ☒
**FIELD:** ☐
**OTHER:** ☐
**TO OWNER:**
*(Name and address)*

Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023

**TO CONTRACTOR:**
*(Name and address)*

DDVI Inc  
PO Box 743  
Indianola, IA 50125

**DATE OF ISSUANCE:** August 5, 2021

**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**
**ENTIRE PROJECT**

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**
**Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction	<u>William P. Maye</u>	<u>11/30/21</u>
CONSTRUCTION MANAGER	BY	DATE
FRK Architects & Engineers	<u>[Signature]</u>	<u>12.1.21</u>
ARCHITECT	BY	DATE

The Contractor will complete or correct the Work on the list of items attached hereto within \_\_\_\_\_ days from the above date of Substantial Completion.

DDVI Inc	<u>Gina Piper</u>	<u>8/12/21</u>
CONTRACTOR	BY	DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School District		
OWNER	BY	DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

**AIA**<sup>®</sup>**Document G704/CMa<sup>™</sup> – 1992****Certificate of Substantial Completion Construction Manager-Adviser Edition****PROJECT:***(Name and address)*  
Ankeny High School  
1155 SW Cherry Street  
Ankeny, IA 50023**PROJECT NUMBER:** 8399/FRK-1023E01  
**CONTRACT FOR:** 6A - Selective Demolition  
and Carpentry  
**CONTRACT DATE:** August 4, 2020**OWNER:** ☒**CONSTRUCTION MANAGER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**FIELD:** ☐**OTHER:** ☐**TO OWNER:***(Name and address)*  
Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023**TO CONTRACTOR:***(Name and address)*  
DDVI Inc  
PO Box 743  
Indianola, IA 50125**DATE OF ISSUANCE:** August 5, 2021**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**

ENTIRE PROJECT

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty****Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction

**CONSTRUCTION MANAGER**

BY

*William D. Mays*

11/30/21

**DATE**

FRK Architects &amp; Engineers

**ARCHITECT**

BY

*FRK*

12.1.21

**DATE**

The Contractor will complete or correct the Work on the list of items attached hereto within \_\_\_\_\_ days from the above date of Substantial Completion.

DDVI Inc

**CONTRACTOR**

BY

*Gina Piper*

8/12/21

**DATE**

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School  
District**OWNER**

BY

**DATE**

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*



# AIA Document G704/CMa™ – 1992

## Certificate of Substantial Completion Construction Manager-Adviser Edition

**PROJECT:**
*(Name and address)*

Ankeny Centennial High School  
2220 NW State Street  
Ankeny, IA 50023

**PROJECT NUMBER:** 8428/FRK-1023E01

**CONTRACT FOR:** 9A - Drywall & Acoustical

**CONTRACT DATE:** August 4, 2020

**OWNER:** ☒
**CONSTRUCTION MANAGER:** ☒
**ARCHITECT:** ☒
**CONTRACTOR:** ☒
**FIELD:** ☐
**OTHER:** ☐
**TO OWNER:**
*(Name and address)*

Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023

**TO CONTRACTOR:**
*(Name and address)*

JC Toland Painting  
397 Northwest 43rd Place  
Des Moines, IA 50313

**DATE OF ISSUANCE:** August 5, 2021

**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**

ENTIRE PROJECT

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**
**Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction

CONSTRUCTION MANAGER

BY

*William D. Meyer*

11/30/21

DATE

FRK Architects & Engineers

ARCHITECT

BY

*[Signature]*

12.1.21

DATE

The Contractor will complete or correct the Work on the list of items attached hereto within \_\_\_\_\_ days from the above date of Substantial Completion.

JC Toland Painting

CONTRACTOR

BY

*[Signature]*

08/16/21

DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School

District

OWNER

BY

DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*

**AIA****Document G704/CMa™ – 1992****Certificate of Substantial Completion Construction Manager-Adviser Edition****PROJECT:***(Name and address)*Ankeny High School  
1155 SW Cherry Street  
Ankeny, IA 50023**PROJECT NUMBER:** 8399/FRK-1023E01  
**CONTRACT FOR:** 9A - Drywall & Acoustical  
**CONTRACT DATE:** August 4, 2020**OWNER:** ☒**CONSTRUCTION MANAGER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**FIELD:** ☐**OTHER:** ☐**TO OWNER:***(Name and address)*Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023**TO CONTRACTOR:***(Name and address)*JC Toland Painting  
397 Northwest 43rd Place  
Des Moines, IA 50313**DATE OF ISSUANCE:** August 5, 2021**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**

ENTIRE PROJECT

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty****Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction

**CONSTRUCTION MANAGER****BY**

11/30/21

**DATE**

FRK Architects &amp; Engineers

**ARCHITECT****BY**

12.1.21

**DATE**

The Contractor will complete or correct the Work on the list of items attached hereto within \_\_\_\_\_ days from the above date of Substantial Completion.

JC Toland Painting

**CONTRACTOR****BY****DATE**

08/16/21

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School  
District**OWNER****BY****DATE**

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

*(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)*





# AIA® Document G704/CMa™ – 1992

## Certificate of Substantial Completion Construction Manager-Adviser Edition

**PROJECT:**

(Name and address)

Ankeny Centennial High School  
2220 NW State Street  
Ankeny, IA 50023

**TO OWNER:**

(Name and address)

Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023

PROJECT NUMBER: 8428/FRK-1023E01

CONTRACT FOR: 5A - Furnish Metals

CONTRACT DATE: August 4, 2020

**TO CONTRACTOR:**

(Name and address)

Katelman Steel Fabrication Inc.  
2030 2<sup>nd</sup> Ave, Suite #1  
Council Bluffs, IA 51501

OWNER: ☒

CONSTRUCTION MANAGER: ☒

ARCHITECT: ☒

CONTRACTOR: ☒

FIELD: ☐

OTHER: ☐

DATE OF ISSUANCE: August 5, 2021

PROJECT OR DESIGNATED PORTION SHALL INCLUDE:

ENTIRE PROJECT

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**
**Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction

CONSTRUCTION MANAGER

BY

*William D. Manger*

11/30/21

DATE

FRK Architects & Engineers

ARCHITECT

BY

*[Signature]*

12.1.21

DATE

The Contractor will complete or correct the Work on the list of items attached hereto within \_\_\_\_\_ days from the above date of Substantial Completion.

Katelman Steel Fabrication Inc.

CONTRACTOR

BY

*[Signature]*

8-12-2021

DATE

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School  
District

OWNER

BY

DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



# AIA® Document G704/CMa™ – 1992

## Certificate of Substantial Completion Construction Manager-Adviser Edition

**PROJECT:**

(Name and address)  
Ankeny High School  
1155 SW Cherry Street  
Ankeny, IA 50023

PROJECT NUMBER: 8399/FRK-1023E01  
CONTRACT FOR: 5A - Furnish Metals  
CONTRACT DATE: August 4, 2020

OWNER: ☒

CONSTRUCTION MANAGER: ☒

ARCHITECT: ☒

CONTRACTOR: ☒

FIELD: ☐

OTHER: ☐

**TO OWNER:**

(Name and address)  
Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023

**TO CONTRACTOR:**

(Name and address)  
Katelman Steel Fabrication Inc.  
2030 2<sup>nd</sup> Ave, Suite #1  
Council Bluffs, IA 51501

DATE OF ISSUANCE: August 5, 2021

**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**

ENTIRE PROJECT

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty**
**Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction

CONSTRUCTION MANAGER

BY

11/30/21

DATE

FRK Architects & Engineers

ARCHITECT

BY

12.1.21

DATE

The Contractor will complete or correct the Work on the list of items attached hereto within \_\_\_\_\_ days from the above date of Substantial Completion.

Katelman Steel Fabrication Inc.

CONTRACTOR

BY

DATE

8/12/2021

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School  
District

OWNER

BY

DATE

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)



**AIA****Document G704/CMa™ – 1992****Certificate of Substantial Completion Construction Manager-Adviser Edition****PROJECT:***(Name and address)*  
Ankeny High School  
1155 SW Cherry Street  
Ankeny, IA 50023**PROJECT NUMBER:** 8399/FRK-1023E01**CONTRACT FOR:** 26A - Electrical**CONTRACT DATE:** August 4, 2020**OWNER:** ☒**CONSTRUCTION MANAGER:** ☒**ARCHITECT:** ☒**CONTRACTOR:** ☒**FIELD:** ☐**OTHER:** ☐**TO OWNER:***(Name and address)*  
Ankeny Community School District  
306 SW School Street  
Ankeny, IA 50023**TO CONTRACTOR:***(Name and address)*  
Kline Electric  
6355 NE 14th  
Des Moines, IA 50313**DATE OF ISSUANCE:** August 5, 2021**PROJECT OR DESIGNATED PORTION SHALL INCLUDE:**

ENTIRE PROJECT

The Work performed under this Contract has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof designated above is hereby established as August 20, 2021 which is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:

**Warranty****Date of Commencement**

A list of items to be completed or corrected is attached hereto. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

Stahl Construction

**CONSTRUCTION MANAGER**

BY

11/30/21

**DATE**

FRK Architects &amp; Engineers

**ARCHITECT**

BY

12.1.21

**DATE**

The Contractor will complete or correct the Work on the list of items attached hereto within

days from the above date of Substantial Completion.

Kline Electric

**CONTRACTOR**

BY

**DATE**

09/09/2021

The Owner accepts the Work or designated portion thereof as substantially complete and will assume full possession thereof at 5:00 PM (time) on August 20, 2021 (date).

Ankeny Community School  
District**OWNER**

BY

**DATE**

The responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work and insurance shall be as follows:

(Note--Owner's and Contractor's legal and insurance counsel should determine and review insurance requirements and coverage.)