


COUNCIL COMMUNICATION

	Number:	24-332	Meeting:	August 19, 2024
	Agenda Item:	8	Roll Call:	24-1137
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Approval of contract and bond for construction of an improvement with an estimated cost which is less than the Iowa Code competitive bid threshold, Birdland Pool Facility Reroofing, R3 Commercial Roofing, LLC, Bradly Matthews, Owner, \$78,702.25.

SYNOPSIS:

Recommend receive and file bids, designate lowest bidder, and approve contract and bond for Birdland Pool Facility Reroofing. This project includes the demolition of existing roofing material and installation of new roofing material on all three buildings at the Birdland Pool Facility.

FISCAL IMPACT:

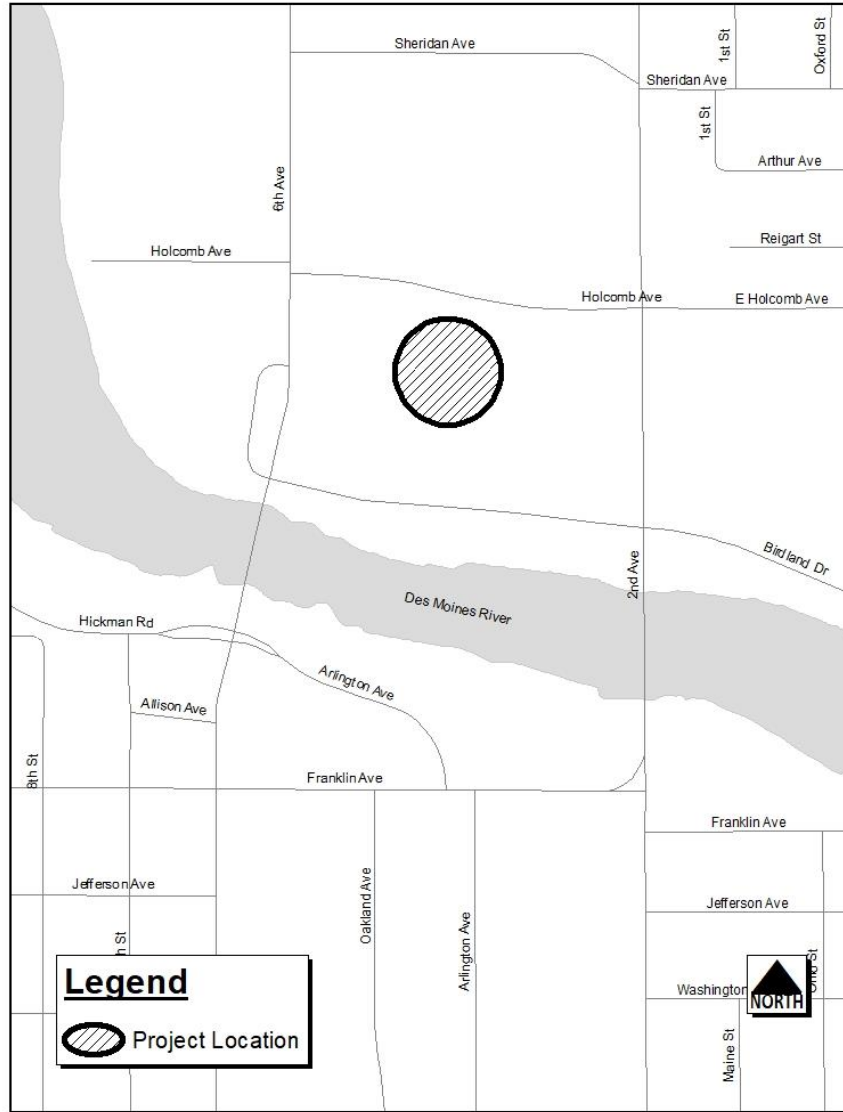
Amount: \$78,702.25 Construction Contract (\$173,000 City Engineer's Estimate)

Funding Source: 2024-25 CIP, Page 68, Swimming Pools and Aquatic Infrastructure, PK153, G.O. Bonds

ADDITIONAL INFORMATION:

- For projects where the Engineer's estimated cost of a vertical infrastructure improvement is less than the competitive bid threshold under Iowa Code, which is currently \$196,000, a competitive quotation process may be utilized.
- Sections 26.3 and 26.12 of the Iowa Code exempt the governing body from advertisement for sealed bids and holding a public hearing on the proposed plans, specifications, form of contract and estimated cost of a vertical infrastructure improvement when the Engineer's estimated cost for the improvement is less than the competitive bid threshold established in Iowa Code Section 314.1B.
- On February 12, 2007, under Roll Call Number 07-0291, the Des Moines City Council approved bidding and contracting process changes for construction of improvements which included "Part II: New Competitive Quotation Process for Public Improvements", which the City Engineer utilized for this project to determine the lowest responsive, responsible bidder for construction of the proposed improvement.

- The City Engineer's estimate of the following proposed improvement was \$173,000, which is less than the competitive bid threshold under Iowa Code.
- The Engineering Department has prepared plans, specifications, form of contract documents, and Engineer's estimate for the construction of the Birdland Pool Facility Reroofing project, Activity ID 11-2024-020. The Birdland Pool Facility Reroofing project includes the demolition of the existing roofing materials, removal and replacement of all rooftop equipment and demolition of the existing coping and skylights, installation of a new thermoplastic polyolefin (TPO) roofing membrane with all proper flashing, coping, insulation crickets, boots and trim, and new skylights, all in accordance with the contract documents including Plan File No. 668-202/209, located at Birdland Pool Facility, 300 Holcomb Avenue.
- As part of a solicitation for proposals for said improvement, the plans and specifications were issued to contractors that normally bid on City of Des Moines projects of a similar nature and were also posted on the Engineering Department's project bidding webpage where all other public improvements are posted; requesting contractors to submit proposals to the Des Moines City Engineer on or before 11:00 a.m. on August 6, 2024.
- Bids for said improvement were submitted by the following bidders:
 - R3 Commercial Roofing, LLC, Urbandale, IA, - Low Bid
 - Central States Roofing Co., Ames, IA
 - White Castle Roofing & Contracting, Inc., Roca, NE
 - Brockway Mechanical & Roofing Company, Inc., Burlington, IA
 - Academy Roofing & Sheet Metal of the Midwest, Inc. dba Academy Roofing & Sheet Metal Co., Des Moines, IA
 - Rubber Roofing Systems, Inc., West Des Moines, IA
 - For Sure Roofing, LLC, Des Moines, IA (Bid not read, did not return page 8 of the proposal)
 - Black Hawk Roof Company, Inc., Cedar Falls, IA (Bid not read, did not return pages 1, 3, 5, 6, and 8 of the proposal)
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by R3 Commercial Roofing, LLC, Bradly Matthews, Owner, 11160 Aurora Avenue, Urbandale, IA, 50323 in the amount of \$78,702.25, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Construction of this project is anticipated to be completed in the fall of 2024, prior to the start of the 2025 pool season.



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the first floor of City Hall, 400 Robert D Ray Drive. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.