


## COUNCIL COMMUNICATION

	Number:	<b>25-276</b>	Meeting:	<b>July 14, 2025</b>
	Agenda Item:	<b>10</b>	Roll Call:	<b>25-0961</b>
	Submitted by:	<b>James M. Hoff, Assistant City Manager, and Steven L. Naber, P.E., City Engineer</b>		

### 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 Principal Park Maintenance Shed Reroof, Titan Roofing and Exteriors, Inc., Michael Minard, President, \$21,004.67.

### SYNOPSIS:

Recommend receive and file bids, designate lowest bidder, and approve contract and bond for the Principal Park Maintenance Shed Reroof. This project provides for the replacement of the Principal Park Maintenance Shed roof.

### FISCAL IMPACT:

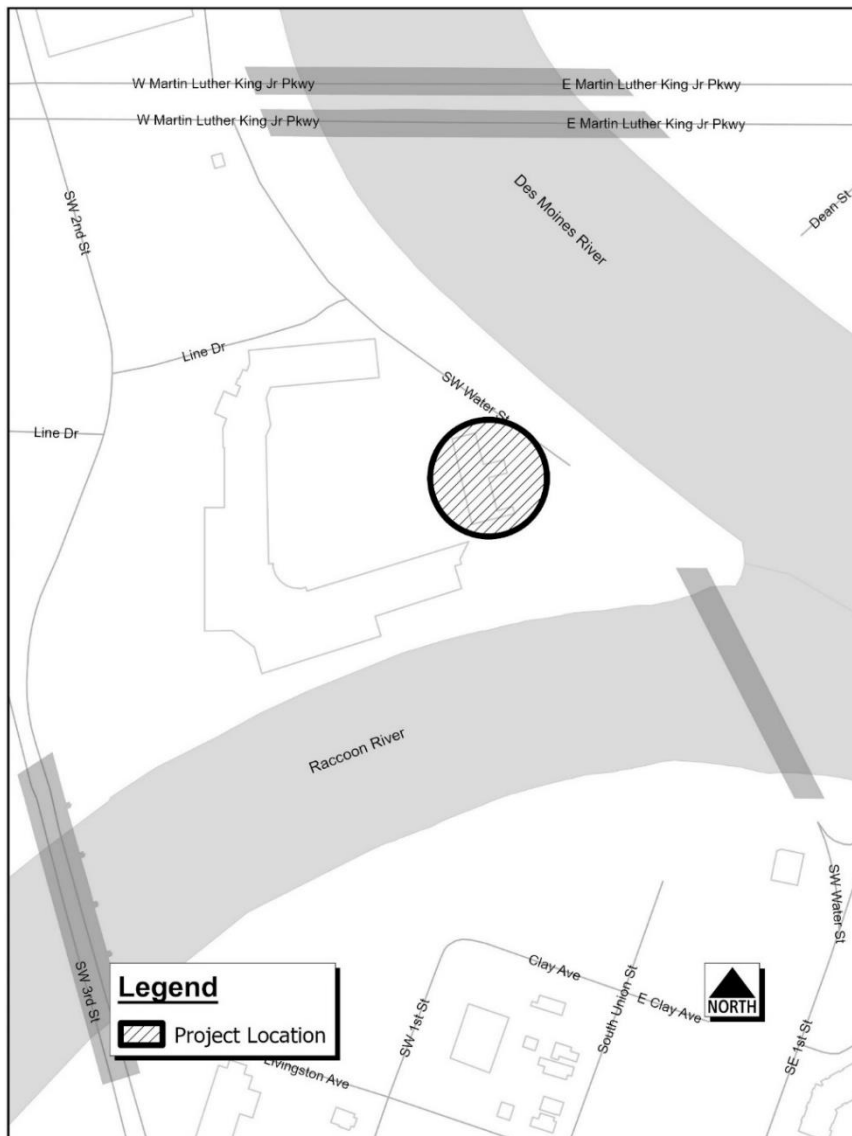
Amount: \$21,004.67 Construction Contract (\$40,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 44, Principal Park Improvements, BL138, Tax Increment Funding 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 \$206,000, 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 No. 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 has 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 is \$40,000, 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 Principal Park Maintenance Shed Reroof, Activity ID 10-2025-009. The improvement includes the repair of the Principal Park Maintenance Shed Roof to include complete removal of existing roof, new EPDM (ethylene propylene diene terpolymer) roof, and new curb and gutter and down spouts, all in accordance with the contract documents located at Principal Park, 1 Line Drive.
- 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 office of the City Clerk or to the Des Moines City Engineer on or before 11:00 a.m. on June 24, 2025.
- Bids for said improvement were submitted by the following bidders:
  - Titan Roofing and Exteriors, Inc., Grimes, IA – Low Bid
  - For Sure Roofing, LLC, Des Moines, IA
  - All Iowa Roofing & Construction, LLC dba All Iowa Roofing, Des Moines, IA
  - White Castle Roofing & Contracting, Inc., Roca, NE
  - Brockway Mechanical and Roofing Company, Inc., Burlington, IA
  - High Caliber Contracting, Inc., Marion, IA – Bid not read (Bidder did not use City's Bid Form)
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, IA, at 11:00 a.m. on June 24, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Titan Roofing and Exteriors, Inc. (Michael Minard, President; 3405 SE Crossroads Drive, Suite C, Grimes, IA 50111) in the amount of \$21,004.67, 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 begin at or after the end of the Iowa Cubs Baseball Season, approximately September 22, 2025, and be completed by October 31, 2025.



**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](mailto:cityclerk@dmgov.org).