


COUNCIL COMMUNICATION

	Number:	25-363	Meeting:	September 29, 2025
	Agenda Item:	70	Roll Call:	25-1343
	Submitted by:	Benjamin R. Page, Park and Recreation Director, and Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on Birdland and Ashworth Pool Building Repairs: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as TNT Tuckpointing and Building Restoration, L.L.C., Joshua L. Smyser, Owner, \$353,675.

SYNOPSIS:

This is a public hearing to allow for public input on the Birdland and Ashworth Pool Building Repairs and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. This project includes the installation of new lighting, refacing of concrete block, and repointing of mortar joints at the Ashworth and Birdland Pool Facilities.

FISCAL IMPACT:

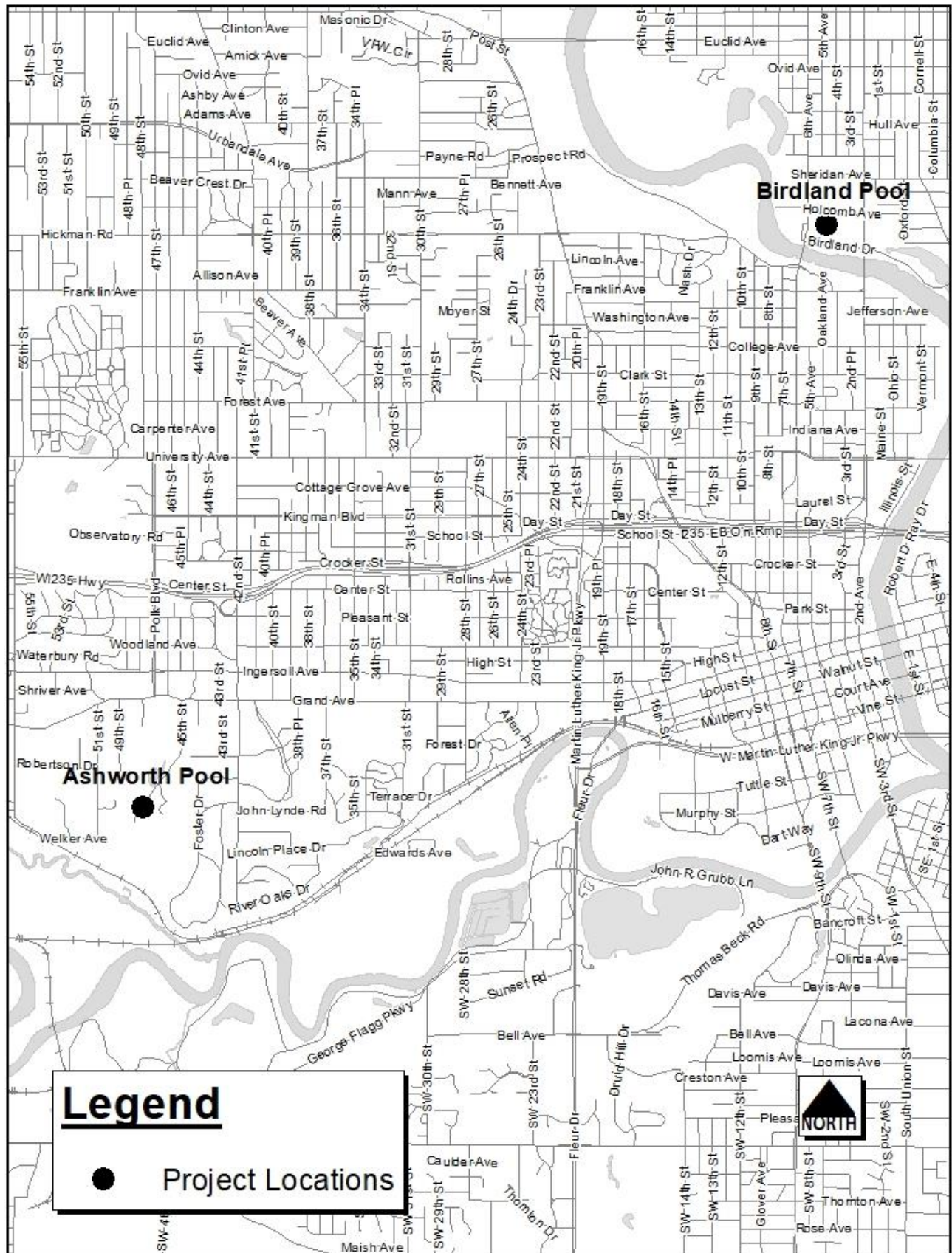
Amount: \$353,675 Construction Contract (\$300,000 City Engineer's Estimate)

Funding Source: Fiscal Year (FY) 2025-2026 Capital Improvement Program (CIP), Page 81, Swimming Pools and Aquatic Infrastructure, PK153, G.O. Bonds

ADDITIONAL INFORMATION:

- On August 18, 2025, under Roll Call No. 25-1096, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the Birdland and Ashworth Pool Building Repairs. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the Birdland and Ashworth Pool Building Repairs, Activity ID 11-2024-013. The improvement includes the demolition of existing lighting, removal of mortar joints and glazed faces of concrete block, new lighting, repointing of mortar joints throughout, and painting, all in accordance with the contract documents including Plan File No. 665-001/015, located at Birdland Pool Facility (300 Holcomb Avenue) and Ashworth Pool Facility(102 45th Street) Des Moines, Iowa, and other locations directed by the Des Moines City Engineer.

- An addendum to the bidding documents was issued to address additional, newly identified and appropriate improvements and repairs at Birdland Pool, including a concrete delivery approach and two (2) large concrete pool deck repairs that were needed after work was completed by City plumbers to eliminate pipe leaks in the gutter system. These additional items were not included in the original \$300,000 project estimate but added roughly \$30,000 (10%) to the total estimated project cost with the addendum.
- Sealed bids for said improvement were submitted by the following bidders:
 - TNT Tuckpointing and Building Restoration, L.L.C., Stockton, IA - Low Bid
 - Bi-State Masonry, Inc., Rock Island, IL
 - E & H Restoration, L.L.C., Davenport, IA
- 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 September 2, 2025.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by TNT Tuckpointing and Building Restoration, L.L.C. (Joshua L. Smyser, Owner; 202 Iowa Street, Stockton, IA 52769) in the amount of \$353,675, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- Birdland Pool's attendance in 2024 was 12,977 and hosted 292 swim lessons and 292 diving lessons. Ashworth Pool's attendance in 2024 was 17,131 and hosted 601 swim lessons.
- Construction of this project is anticipated to be completed in the fall 2026.



PREVIOUS COUNCIL ACTION(S):

Date: August 18, 2025

Roll Call Number: [25-1096](#)

Action: Ordering construction of the following:

- (A) [Birdland](#) and Ashworth Pool Building Repairs: Receiving of bids, (9-2-25) and Setting date of hearing, (9-29-25), Engineer's estimate, \$300,000. ([Council Communication No. 25-306](#)) Moved by Voss to adopt. Second by Simonson. Motion Carried 6-0. Absent: Gatto.

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.