

COUNCIL COMMUNICATION

	Number:	26-080	Meeting:	March 9, 2026
	Agenda Item:	6b	Roll Call:	<input type="text"/>
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Ordering construction of the following: 2026 Parking Garage Repair Program - Receiving bids, (3-24-26), and Setting date of hearing, (4-20-26). (Construction Estimate - \$900,000).

SYNOPSIS:

Recommend the City Council order construction of the improvement and set dates to receive bids and hold a public hearing, as required by Iowa Code, utilizing the method of financing referenced below. This project provides for maintenance and repair work to City-owned parking garages. Maintenance and repair work includes:

- Removing and replacing deteriorated expansion joints.
- Cleaning and painting purlins and beams at isolated locations with signs of corrosion.
- Replacing corroded sections of steel bumper rails.
- Patching isolated locations of spalled or delaminated concrete.
- Sealing cracks and joints at isolated locations.
- Add-alternate bid item to install traffic coating system at the 3rd and Court Garage roof level to protect the structure.
- Add-alternate bid item to install concrete penetrating sealer on select levels at the 7th and Center Garage and 12th and Mulberry Garage to protect the structure.

FISCAL IMPACT:

Amount: \$900,000 City Engineer's Estimate (Base Bid), \$376,000 for Add-alternate No. 1 (Traffic Coating – New System), and \$180,000 for Add-alternate No. 2 (Concrete Penetration Sealer)

Funding Source: 2025-26 CIP, Page 71, Parking Facility Rehabilitation/Repair Program, PG016, Parking Fund

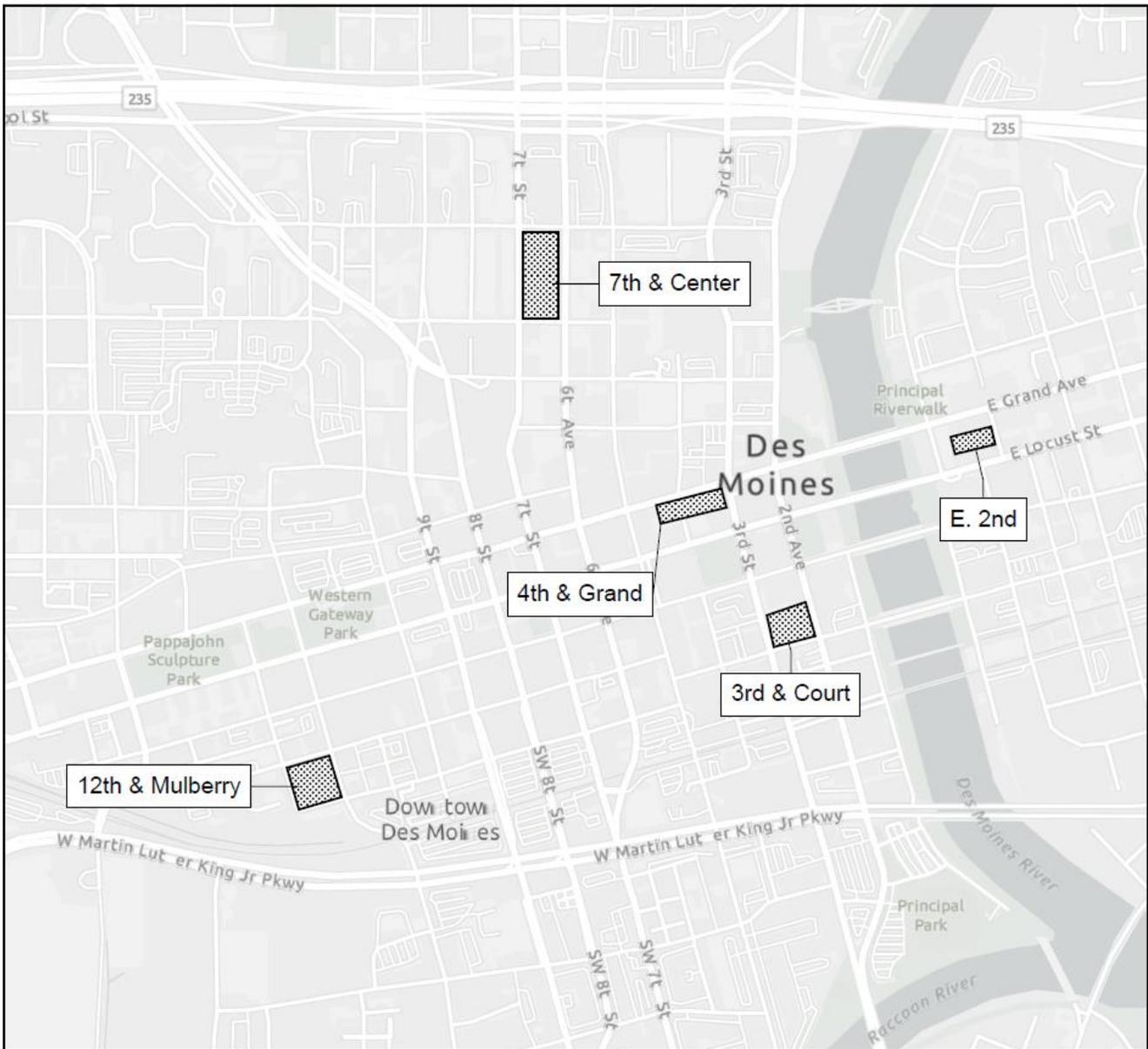
ADDITIONAL INFORMATION:

- The Engineering Department has prepared plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 2026 Parking Garage Repair Program, Activity ID 04-2026-015. The improvement includes parking garage maintenance repairs

including expansion joint replacement, cleaning and coating structural steel, steel bumper rail repairs, partial depth concrete floor repairs, crack repairs, joint sealant replacement, grout pocket repairs, and add-alternate repairs including traffic coating and concrete penetration sealers, all in accordance with the contract documents including Plan File No. 679-284/316, located throughout the City-owned parking garage system.

- The estimated construction cost is \$900,000 for the base bid, \$376,000 for Add-alternate No. 1 (Traffic Coating – New System), and \$180,000 for Add-alternate No. 2 (Concrete Penetration Sealer). Selection of any add-alternate bid items will be based on funding availability after bids are received. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.
- This project is anticipated to begin in spring of 2026 and be completed in winter of 2026.

Project Location Map



PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Anticipated actions include public hearing, receive and file bids, designate lowest bidder, and approve contract and bond; also partial payments to the contractor and final acceptance of work.

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