


# COUNCIL COMMUNICATION

	Number:	<b>26-143</b>	Meeting:	<b>April 20, 2026</b>
	Agenda Item:	<b>41A</b>	Roll Call:	<b>26-0527</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Hearing on 2026 Parking Garage Repair Program: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as Fisher Building Services, Inc., Douglas R. Fisher, President, \$830,560.

## SYNOPSIS:

This is a public hearing to allow for public input on the 2026 Parking Garage Repair Program and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project. 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 & Court Garage roof level to protect the structure
- Add-alternate bid item to install concrete penetrating sealer on select levels at the 7th & Center Garage and 12th & Mulberry Garage to protect the structure

## FISCAL IMPACT:

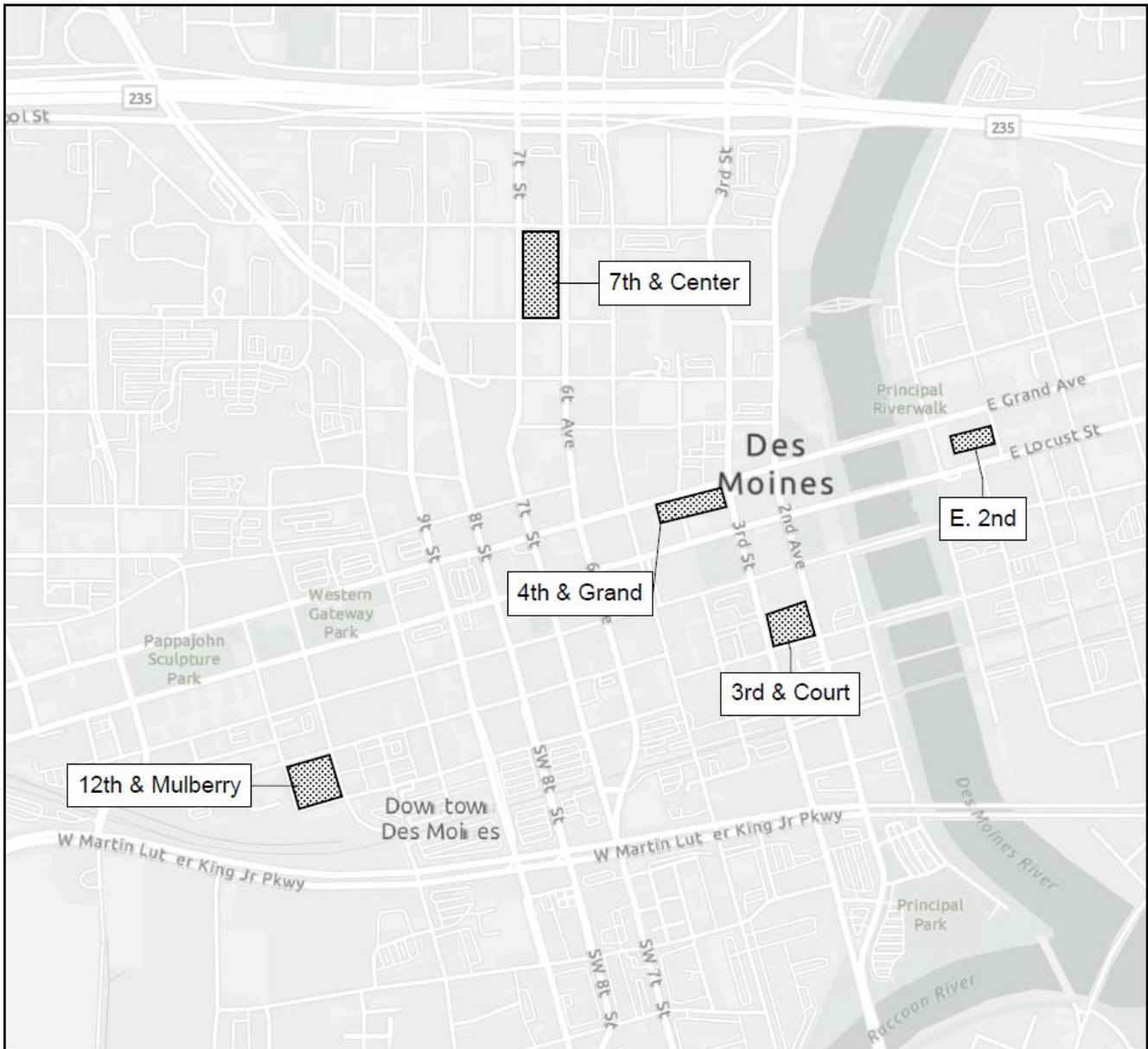
Amount: \$830,560 Construction Contract, which includes Add-alternates No. 1 and No. 2 (City Engineer's estimate was \$900,000 for the Base Bid only, plus an additional \$376,000 for Add-alternate No. 1 (Traffic Coating – New System), and \$180,000 for Add-alternate No. 2 (Concrete Penetration Sealer))

Funding Source: 2026-27 CIP, Page 70, Parking Facility Rehabilitation/Repair Program, PG016

**ADDITIONAL INFORMATION:**

- On March 9, 2026, under Roll Call No. 26-0285, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the 2026 Parking Garage Repair Program. 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 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.
- Sealed bids for said improvement were submitted by the following bidders:
  - Fisher Building Services, Inc., Council Bluffs, IA - Low Bid
  - McGill Restoration, Inc., Omaha, NE
  - Western Waterproofing Company, Inc. d/b/a Western Specialty Contractors, West Des Moines, IA
  - Restoration Systems, Inc., Chaska, MN
  - Bi-State Masonry, Inc., Rock Island, IL
  - Ryan Companies US, Inc., Des Moines, IA
  - Browning Chapman, LLC, Westfield, IN
  - Orchard, Inc., Grimes, IA
  - Construction Leaders Company LLC, Urbandale, IA
  - Innovative Masonry Restoration, LLC, Kansas City, KS - Bid not read. Proposal did not contain prices for the Bid Items.
  - Restocon Corporation, Tampa, FL - Bid not read. Bid Bond did not have original Seal or Signatures.
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 1st Floor, T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa at 11:00 a.m. on March 24, 2026.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by Fisher Building Services, Inc., 1306 35th Avenue, Council Bluffs, IA, 51501; (Douglas R. Fisher, President) in the amount of \$830,560, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- This project is anticipated to begin in spring of 2026 and be completed in winter of 2026.

**Project Location Map**



**PREVIOUS COUNCIL ACTION(S):**

Date: March 9, 2026

Roll Call Number: [26-0285](#)

Action: Ordering construction of the following:

- (B) [2026](#) Parking Garage Repair Program: Receiving of bids, (3-24-26) and Setting date of hearing, (4-20-26), Engineer's estimate, \$900,000. ([Council Communication No. 26-080](#)) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

**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 second floor of T.M. Franklin Cownie City Administration Building, 1200 Locust Street. 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).