


# COUNCIL COMMUNICATION

	Number:	<b>26-162</b>	Meeting:	<b>May 4, 2026</b>
	Agenda Item:	<b>8</b>	Roll Call:	<b>26-0543</b>
	Submitted by:	<b>Steven L. Naber, P.E., City Engineer</b>		

## AGENDA HEADING:

Approving Change Order No. 4 with Iowa Contracting, Inc. for additional work on the 2025 Parking Garage Repair Program, in the amount of \$107,255.

## SYNOPSIS:

Recommend approval of Change Order No. 4 in the amount of \$107,255 with Iowa Contracting, Inc., 13435 Summerset Road, Indianola, IA 50125; Mark Fargo, President for additional repair and maintenance work on the 2025 Parking Garage Repair Program.

## FISCAL IMPACT:

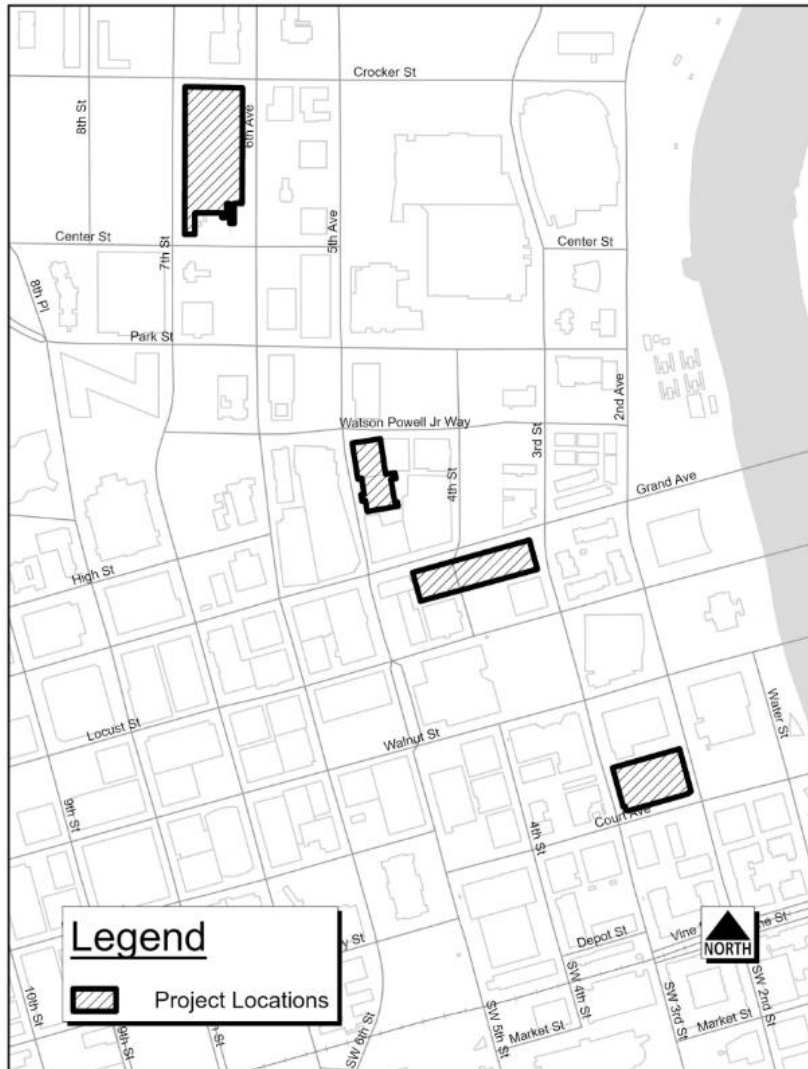
Amount: \$107,255

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

## ADDITIONAL INFORMATION:

- The 2025 Parking Garage Program provides maintenance and repair work to City Parking Garages. Maintenance and repair work includes:
  - Cleaning and painting purlins and beams at isolated locations with signs of corrosion.
  - Patching isolated locations of spalled or delaminated concrete.
  - Replacing fireproofing at isolated locations on purlins, beams, and columns where the fireproofing has deteriorated.
  - Replacing the traffic coating system in isolated locations to protect the floor.
  - Repairing masonry at isolated locations with signs of distress.
  - Repair joints at isolated locations to correct water leaks, including new backer rod and sealant.
- On July 14, 2025, under Roll Call No. 25-0962, the City Council held a hearing on the 2025 Parking Garage Program, designating the lowest responsive, responsible bidder as Iowa Contracting, Inc., and approving contract and bond for \$373,534.

- On August 26, 2025, the City and Iowa Contracting, Inc. executed Change Order No. 1 for an amount of \$35,500, adding scope at 4th and Grand Avenue to address water intrusion issues leading to deteriorating concrete below, at isolated locations on the roof level and third level.
- On September 25, 2025, the City and Iowa Contracting, Inc. executed Change Order No. 2 for an amount of \$48,706, adding scope at 4th and Grand Avenue to address water intrusion issues leading to deteriorating concrete and masonry below on level two (2) and adding scope at 4th and Grand Avenue to repair concrete columns, beams, and walls at ground level along 4th Street.
- On January 15, 2026, the City and Iowa Contracting, Inc. executed Change Order No. 3 for an amount of \$28,045, adding scope at 4th and Grand Avenue for shoring and scaffolding required to complete additional isolated repairs and for overhead door removal, re-installation, and repairs as required to complete masonry wall repair scope.
- This Change Order No. 4 adds structural repairs at the 7th and Center Parking Garage, including concrete floor repairs, concrete wall repairs, concrete stair repairs, concrete column repairs, overhead concrete spall repairs, cleaning and coating curtain wall mullions, traffic coating, sealant removal and replacement, and traffic control. Construction is scheduled to be completed in summer 2026.



**PREVIOUS COUNCIL ACTION(S):**

Date: July 14, 2025

Roll Call Number: [25-0962](#)

Action: [Designating](#) the lowest responsive, responsible bidder as Iowa Contracting, Inc. (Mark Fargo, President), and approving contract and bond on 2025 Parking Garage Repair Program, \$373,534. ([Council Communication No. 25-280](#)) 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).