



**Date** April 20, 2026

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,  
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON  
2026 PARKING GARAGE REPAIR PROGRAM; RECEIVE AND FILE BIDS; AND DESIGNATION OF  
LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS FISHER BUILDING SERVICES, INC.,  
DOUGLAS R. FISHER, PRESIDENT, \$830,560**

WHEREAS, on March 9, 2026, under Roll Call No. 26-0285, plans, specifications, form of contract documents, and Engineer's estimate of construction cost were filed with the City Clerk, for the construction of the following public improvement:

2026 Parking Garage Repair Program, Activity ID 042026015

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 in Des Moines, Iowa; and

WHEREAS, notice of the hearing on the plans, specifications, form of contract documents, and Engineer's estimate of construction cost was published as required by law; and

WHEREAS, in accordance with said notice, those interested in said proposed plans, specifications, form of contract documents, and Engineer's estimate of construction cost, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That upon due consideration of the facts, and any and all statements of interested persons, any objections to the plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said public improvement are overruled and the hearing is closed, and that plans, specifications, form of contract documents, and Engineer's estimate of construction cost are hereby approved.

BE IT FURTHER RESOLVED: That sealed bids for said public 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 any Bid Items).
- Restocon Corporation, Tampa, FL - Bid not read (Bid Bond did not have original Seal or Signatures).



**Roll Call Number**

**Agenda Item Number**

41

**Date** April 20, 2026

which were received and opened at a public meeting presided over by the 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. Said bids and the attached tabulation of bids for said public improvement be and are hereby received and filed.

BE IT FURTHER RESOLVED: That the Des Moines City Engineer, as the Engineer, has determined that the lowest responsive, responsible bid for the construction of said public improvement was submitted by Fisher Building Services, Inc., Douglas R. Fisher, President, 1306 35th Avenue, Council Bluffs, IA, 51501 in the amount of \$830,560, and said bid be and the same is hereby accepted.

BE IT FURTHER RESOLVED: That the bid security of the unsuccessful bidders be and is hereby authorized and directed to be returned in accordance with the Instructions to Bidders.

BE IT FURTHER RESOLVED: That the Engineer is hereby directed to secure execution by the lowest responsible, responsive Bidder and its surety of the contract documents in the form heretofore approved by this Council; that the Engineer is directed to thereafter present said contract documents to this Council for approval and authorization to the Mayor to sign; and that no contract shall be deemed to exist between the City of Des Moines and said Bidder until said contract has been executed by the Bidder, and shall have been approved by this Council and executed by the Mayor and attested to by the City Clerk.

BE IT FURTHER RESOLVED: That the City Council hereby authorizes the necessary closure of all public grounds, streets, sidewalks, alleys, bridges, culverts, overpasses, underpasses, grade crossing separations and approaches, public ways, squares, and commons for the Project.

(Council Communication No. 26-143 attached)

Moved by \_\_\_\_\_ to adopt. Second by \_\_\_\_\_

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank  
Glenna K. Frank  
Deputy City Attorney

s/Nickolas J. Schaul  
Nickolas J. Schaul  
Director of Finance



**Roll Call Number**

**Agenda Item Number**

41

**Date** April 20, 2026

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED			APPROVED	
_____ Mayor				

**CERTIFICATE**

I, Laura Baumgartner, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_ City Clerk

TABULATED BY: N. Smith  
CHECKED BY: *[Signature]*

APPROVED BY: *[Signature: Phillip J. Wagen]*

**CONTRACTOR'S BID TABULATION**  
PROJECT: 2026 PARKING GARAGE REPAIR PROGRAM

~~ESTIMATE~~

Fisher Building Services, Inc. Council Bluffs, IA		McGill Restoration, Inc. Omaha, NE		Western Waterproofing Company, Inc. dba Western Specialty Contractors West Des Moines, IA		Restoration Systems, Inc. Chaska, MN	
BID SECURITY 10% Bid Bond		BID SECURITY 10% Bid Bond		BID SECURITY 10% Bid Bond		BID SECURITY 10% Bid Bond	
BID PRICE		BID PRICE		BID PRICE		BID PRICE	
UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
	\$900,000.00		\$567,560.00		\$632,330.00		\$690,500.00
			-36.94%		-29.74%		-23.28%
			Low				
	\$1,456,000.00		\$830,560.00		\$901,730.00		\$959,500.00
			-42.96%		-38.07%		-34.10%
			Low				

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	
1	Mobilization	1	LS	\$100,850.00	\$100,850.00	\$19,900.00	\$19,900.00	\$42,290.00	\$42,290.00	\$50,000.00	\$50,000.00	\$79,755.00	\$79,755.00
2	Traffic Control	1	LS	\$25,000.00	\$25,000.00	\$16,600.00	\$16,600.00	\$14,415.00	\$14,415.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
3	Expansion Joint Replacement - Elastometric Concrete Edged	3290	LF	\$122.50	\$403,025.00	\$112.50	\$370,125.00	\$122.00	\$401,380.00	\$130.00	\$427,700.00	\$110.00	\$361,900.00
4	Expansion Joint Replacement - Precompressed (Vertical)	420	LF	\$125.00	\$52,500.00	\$133.00	\$55,860.00	\$94.00	\$39,480.00	\$120.00	\$50,400.00	\$150.00	\$63,000.00
5	Clean and Coat Structural Steel	8000	SF	\$30.00	\$240,000.00	\$6.45	\$51,600.00	\$11.50	\$92,000.00	\$7.30	\$58,400.00	\$14.00	\$112,000.00
6	Steel Bumper Rail Repair	1	LS	\$8,000.00	\$8,000.00	\$4,600.00	\$4,600.00	\$2,190.00	\$2,190.00	\$7,000.00	\$7,000.00	\$4,847.00	\$4,847.00
7	Partial Depth Concrete Floor Repair	25	SF	\$125.00	\$3,125.00	\$70.00	\$1,750.00	\$133.00	\$3,325.00	\$200.00	\$5,000.00	\$75.00	\$1,875.00
8	Crack Repair	1250	LF	\$20.00	\$25,000.00	\$5.50	\$6,875.00	\$8.00	\$10,000.00	\$8.00	\$10,000.00	\$9.00	\$11,250.00
9	Joint Sealant Replacement	250	LF	\$20.00	\$5,000.00	\$8.00	\$2,000.00	\$13.00	\$3,250.00	\$8.00	\$2,000.00	\$9.00	\$2,250.00
10	Post Tensioning Grout Pocket Repair	500	EACH	\$75.00	\$37,500.00	\$76.50	\$38,250.00	\$48.00	\$24,000.00	\$110.00	\$55,000.00	\$165.00	\$82,500.00
11	ADD-ALTERNATE NO. 1: Traffic Coating - New System	47000	SF	\$8.00	\$376,000.00	\$4.60	\$216,200.00	\$4.20	\$197,400.00	\$4.00	\$188,000.00	\$3.50	\$164,500.00
12	ADD-ALTERNATE NO. 2: Concrete Penetration Sealer	180000	SF	\$1.00	\$180,000.00	\$0.26	\$46,800.00	\$0.40	\$72,000.00	\$0.45	\$81,000.00	\$0.75	\$135,000.00
TOTAL CONSTRUCTION COST - BASE BID				\$900,000.00		\$567,560.00		\$632,330.00		\$690,500.00		\$744,377.00	
PERCENT OF ENGINEER'S ESTIMATE						-36.94%		-29.74%		-23.28%		-17.29%	
						Low							
TOTAL CONSTRUCTION COST - BASE BID PLUS ALL ADD-ALTERNATES				\$1,456,000.00		\$830,560.00		\$901,730.00		\$959,500.00		\$1,043,877.00	
PERCENT OF ENGINEER'S ESTIMATE						-42.96%		-38.07%		-34.10%		-28.31%	
						Low							



TABULATED BY: N. Smith  
CHECKED BY: *Jak K...*

APPROVED BY: *Phillip J. Wagen*

CONTRACTOR'S BID TABULATION  
PROJECT: 2026 PARKING GARAGE REPAIR PROGRAM

-----ESTIMATE-----

Construction Leaders  
Company, LLC  
Urbandale, IA

Innovative Masonry  
Restoration, LLC  
Kansas City, KS

Restocon, LLC  
Humble, TX

BID SECURITY  
10% Bid Bond

BID SECURITY  
10% Bid Bond

BID SECURITY  
10% Bid Bond

BID PRICE

BID PRICE

BID PRICE

ITEM	DESCRIPTION	QUANTITY	UNIT		UNIT		UNIT		UNIT	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Mobilization	1	LS	\$100,850.00	\$100,850.00	\$60,000.00	\$60,000.00			
2	Traffic Control	1	LS	\$25,000.00	\$25,000.00	\$14,500.00	\$14,500.00			
3	Expansion Joint Replacement - Elastometric Concrete Edged	3290	LF	\$122.50	\$403,025.00	\$150.00	\$493,500.00			
4	Expansion Joint Replacement - Precompressed (Vertical)	420	LF	\$125.00	\$52,500.00	\$300.00	\$126,000.00			
5	Clean and Coat Structural Steel	8000	SF	\$30.00	\$240,000.00	\$17.00	\$136,000.00			
6	Steel Bumper Rail Repair	1	LS	\$8,000.00	\$8,000.00	\$2,500.00	\$2,500.00			
7	Partial Depth Concrete Floor Repair	25	SF	\$125.00	\$3,125.00	\$190.00	\$4,750.00			
8	Crack Repair	1250	LF	\$20.00	\$25,000.00	\$16.00	\$20,000.00			
9	Joint Sealant Replacement	250	LF	\$20.00	\$5,000.00	\$18.00	\$4,500.00			
10	Post Tensioning Grout Pocket Repair	500	EACH	\$75.00	\$37,500.00	\$100.00	\$50,000.00			
11	ADD-ALTERNATE NO. 1: Traffic Coating - New System	47000	SF	\$8.00	\$376,000.00	\$10.00	\$470,000.00			
12	ADD-ALTERNATE NO. 2: Concrete Penetration Sealer	180000	SF	\$1.00	\$180,000.00	\$1.50	\$270,000.00			
TOTAL CONSTRUCTION COST - BASE BID					\$900,000.00		\$911,750.00			
PERCENT OF ENGINEER'S ESTIMATE							+1.31%			
TOTAL CONSTRUCTION COST - BASE BID PLUS ALL ADD-ALTERNATES					\$1,456,000.00		\$1,651,750.00			
PERCENT OF ENGINEER'S ESTIMATE							+13.44%			

Bid not read. Proposal did not contain prices for the Bid Items.

Bid not read. Bid Bond did not have original Seal or Signatures.