



**TO:** Members, Board of Directors

**THROUGH:** Mr. Matthew Degner, Superintendent

**THROUGH:** Dr. Chace Ramey, Deputy Superintendent

**FROM:** Mr. Curt Pratt, Chief Operating Officer

**DEPARTMENT:** Facilities Management

**DATE:** 2/10/2026

**SUBJECT:** Appendix 9 Approval Request

**PROJECT:** Roof Management Program

**PROJECT DESCRIPTION:** For several years the District has used the professional services provided by Shive-Hattery for the PPEL Life Cycle Roofing Program. The district has realized great results and has completed many projects that were a result of deferred maintenance over the years.

**BUDGET:** \$1,500,000.00

**PROJECT STATUS:** On time and on budget

**SUB PROJECT:** 2026 West HS Roof Replacement (AA)

**DESCRIPTION:**

**PLANNED START:** 6/8/2026 **PLANNED COMPLETE:** 8/14/2026

**NOTE:** Award of Contract

**ATTACHMENTS:** Bid Tab & Architect's Recommendation

**RECOMMENDATION:** Recommend approval and Award of Contract to ForSure Roofing & Sheet Metal of Des Moines, IA in the amount of \$180,366.

**Appendix 9, Step 1**

**Approval Date:** 3/25/2025

**Pending?** No

**Note:**

**Appendix 9, Step 2**

**Approval Date:** 10/14/2025

**Pending?** No

**Contract:** Design Contract

**Firm:** Shive-Hattery, Inc.

**Amount** \$28,000.00

**Funding:** PPEL

**Note:**

**Appendix 9, Step 3**

**Approval Date:** 1/13/2026

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:**

**Appendix 9, Step 4**

**Approval Date:** 1/13/2026

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:**

**Appendix 9, Step 5**

**Approval Date:** 1/13/2026

**Pending?** No

**Op. Cost:** \$0.00

**Op. Cost Impact:**

**Note:**

**Appendix 9, Step 6**

**Approval Date:** 1/13/2026

**Pending?** No

**Publication Date:** 1/14/2026

**Public Hearing Date:** 1/27/2026

**Publication Name:** Press Citizen

**Note:**

**Appendix 9, Step 7**

**Approval Date:** 2/10/2026

**Pending?** Yes

**Bid Date/Time:** 1/29/2026 1:30 PM

**Bid Location:** Facilities Managemen

**Contract Description:** Construction Contract

**Contractor:** For Sure Roofing & Sheet Metal LLC

**Amount** \$180,366.00

**Funding Source:** PPEL

**Note:** On 1/29/26 the District received seven bids for the West HS Roof Replacement Project. The bids range from \$180,366 to \$245,375 with ForSure Roofing & Sheet Metal of Des Moines, Iowa having the low bid.

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**Contract**

**Description:** Design Contract

**Contract with:** Shive-Hattery, Inc.

**Funding source:** PPEL

**Initial contract amount:** \$28,000.00

**Current contract amount:** \$28,000.00

**Change Authorization Request**

**Approval Date:**

**Pending?** No

**Number:**

**Date:**

**Subject:**

**Description:**

<b>Reason</b>	<b>Amount</b>
<b>TOTAL</b>	

**Payments**

<b>Date</b>	<b>Doc. #</b>	<b>Amount</b>	<b>% Cmpl</b>	<b>Period To</b>
11/11/2025	2250016160 - 1	\$3,050.20		10/24/2025
12/18/2025	2250016160 - 2	\$4,336.58		12/12/2025
2/10/2026	2250016160 - 3	\$4,936.30		1/16/2026
		<b>\$12,323.08</b>		

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**Contract**

**Description:** Construction Contract

**Contract with:** For Sure Roofing & Sheet Metal LLC

**Funding source:** PPEL

**Initial contract amount:** \$180,366.00

**Current contract amount:** \$180,366.00

**Change Authorization Request**

**Approval Date:**

**Pending?** No

**Number:**

**Date:**

**Subject:**

**Description:**

<b>Reason</b>	<b>Amount</b>
<b>TOTAL</b>	

January 30, 2026

Jarod Tylee  
Crafts Manager  
Iowa City Community School District  
1137 South Riverside Drive  
Iowa City, IA 52240

RE: ICCSD West High School Roof Replacement  
Iowa City Community School District

Dear Mr. Tylee:

Seven bids were received on January 29, 2026, for the above referenced project.

We have reviewed the bids provided to us. Our review discovered an error on ForSure Roofing's Base Bid Item 1, but it did not change the overall low bidder on the project. In addition, Poly Vinyl had a math error in their total Bid and White Roofing Management Group's bid is considered irregular, due to incomplete submission of the Bid Form required attachments.

We recommend that the Iowa City Community School District proceed with your award process. This award may be subject to submittal of acceptable bonds, insurance, and other requirements of the Iowa City Community School District. We are enclosing a copy of the bid tabulation for your use.

**ForSure Roofing & Sheet Metal, LLC**

<i>Base Bid 1 – West High School Roof Replacement Section AA</i>	<i>\$164,230.00</i>
<i>Alternate Bid 1 - West High School Roof Replacement Section X</i>	<i>\$ 16,136.00</i>
	<b><i>\$180,366.00</i></b>

The Unit Price for the Steel Deck Replacement, identified in the Base Bid 1 and Alternate Bid 1 will be performed at \$15.00 per square foot. It was noted that unit price quantities are not guaranteed. Final payment will be based on actual quantities.

Please contact our office of the award decision and we will proceed with obtaining the agreement, bonds and insurance.

We look forward to working with you and Iowa City Community School District on this project. Please call our office if you have any questions or comments regarding the above project.

Sincerely,



Stephen Stewart, Roofing Consultant  
SHIVE-HATTERY, INC.

Enclosure: Bid Tabulation

Copy: Blythe Fangmann, ICCSD  
Michelle Webster, ICCSD  
Lisa Goeman, S-H

Project 2250016160



TABULATION OF BIDS

Owner: **Iowa City Community School District**

1/29/2026

Project Name: **ICCS West High School Roof Replacement**

Iowa City Community School District

S-H Project #: **2250016160**

2255 N. Dubuque Road  
Iowa City, IA 52245  
1 of 1

NAME AND ADDRESS OF BIDDER	ForSure Roofing & Sheet Metal 6545 NE 14th St Des Moines, IA 50313	Black Hawk Roof Company 2843 Geraldine Waterloo, IA 50703	T & K Roofing Company 101 T & K Dr Ely, IA 52227	Poly Vinyl Roofing 785 Elbow Creek Rd Mt. Vernon, IA 52314	Dryspace, Inc. 707 66th Ave SW Cedar Rapids, IA 52404	Jim Giese Commercial Roofing 4 Lincoln Ave Eldridge IA 52748	White Roofing Management Group 320 N 9th Ave Eldridge, IA 52748
Bid Security - 5%	X	X	X	X	X	X	X
Bidder Status Form 00 4100.01	X	X	X	X	X	X	X
Authorization to Transact Business Worksheet 00 4100.02	X	X	X	X	X	X	Missing
Non-Collusion Affidavit 00 4100.03	X	X	X	X	X	X	X
Targeted Small Business Forms 00 4100.04	X	X	X	X	X	X	X

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
1	Removal and Replacement of Roof Section AA	LUMP SUM	LUMP SUM \$ 172,746.00		LUMP SUM \$ 169,850.00		LUMP SUM \$ 163,000.00		LUMP SUM \$ 192,560.00		LUMP SUM \$ 192,941.00		LUMP SUM \$ 206,125.00		LUMP SUM	
2	Steel Deck Replacement	100 LF	\$15.00	\$ 1,500.00	\$15.00	\$ 1,500.00	\$12.00	\$ 1,200.00	\$4.00	\$ 400.00	\$20.00	\$ 2,000.00	\$15.00	\$ 1,500.00		\$ -
<b>TOTAL BASE BID 1</b>				<b>\$ 164,230.00</b>		<b>\$ 171,350.00</b>		<b>\$ 164,200.00</b>		<b>\$ 192,960.00</b>		<b>\$ 194,941.00</b>		<b>\$ 207,625.00</b>		<b>\$ -</b>

<b>ALTERNATE BID 1 -West High School Roof Replacement Section X</b>																
ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
1	Removal and Replacement of Roof Section X	LUMP SUM	LUMP SUM \$ 14,636.00		LUMP SUM \$ 15,750.00		LUMP SUM \$ 27,800.00		LUMP SUM \$ 28,852.00		LUMP SUM \$ 30,405.00		LUMP SUM \$ 36,250.00		LUMP SUM	
2	Steel Roof Deck Replacement	100 SF	\$15.00	\$ 1,500.00	\$15.00	\$ 1,500.00	\$12.00	\$ 1,200.00	\$4.00	\$ 400.00	\$20.00	\$ 2,000.00	\$15.00	\$ 1,500.00		\$ -
<b>TOTAL ALTERNATE BID 1</b>				<b>\$ 16,136.00</b>		<b>\$ 17,250.00</b>		<b>\$ 29,000.00</b>		<b>\$ 29,252.00</b>		<b>\$ 32,405.00</b>		<b>\$ 37,750.00</b>		<b>\$ -</b>
<b>TOTAL ALL BIDS</b>				<b>\$ 180,366.00</b>		<b>\$ 188,600.00</b>		<b>\$ 193,200.00</b>		<b>\$ 222,212.00</b>		<b>\$ 227,346.00</b>		<b>\$ 245,375.00</b>		<b>IRREGULAR BID</b>

\*ForSure Roofing Base Bid 1, Item 1. error  
 \*Poly Vinyl Roofing had math error  
 \*White Roofing Management Group's bid considered IRREGULAR, due to incomplete submission of the Bid Form required attachments

