



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 Lucas ES Roof Replacement (D, E, H, J, L)

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 White Roofing Management Group of Eldridge, IA in the amount of \$293,557.

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 \$32,000.00

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 2:00 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: White Roofing Management Group

Amount \$293,557.00

Funding Source: PPEL

Note: On 1/29/26 the District received nine bids for the Lucas ES Roof Replacement Project. The bids range from \$293,557 to \$452,000, with White Roofing Management Group of Eldridge, Iowa having the low bid.

Contract

Description: Design Contract

Contract with: Shive-Hattery, Inc.

Funding source: PPEL

Initial contract amount: \$32,000.00

Current contract amount: \$32,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
12/9/2025	2250016130 - 1	\$2,260.50		11/14/2025
12/18/2025	2250016130 - 2	\$5,640.20		12/12/2025
2/10/2026	2250016130 - 3	\$6,671.10		1/16/2026
		\$14,571.80		

Contract

Description: Construction Contract

Contract with: White Roofing Management Group

Funding source: PPEL

Initial contract amount: \$293,557.00

Current contract amount: \$293,557.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

January 30, 2026

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

RE: ICCSD Lucas Elementary School Roof Replacement
Iowa City Community School District

Dear Mr. Tylee:

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

We have reviewed the bids provided to us. Our review discovered a math error of \$2.76 on JC Roofing's Bid Form, Item 2 total, and their bid is considered irregular, due to incomplete submission of the Bid form required documents. The noted irregularities did not change the overall low bidder on the project.

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.

White Roofing Management Group

Base Bid 1 - Lucas Elementary School Roof Replacement **\$293,557**

The Unit Price for the Existing Tectum Deck Repairs, identified in the Base Bid 1 will be performed at \$12.90 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 2250016130



TABULATION OF BIDS

Owner: **Iowa City Community School District**

1/29/2026

Project Name: **ICCSD Lucas Elementary School Roof Replacement**

Iowa City Community School District

S-H Project #: **2250016130**

2255 N. Dubuque Road
Iowa City, IA 52245

1 of 1

NAME AND ADDRESS OF BIDDER	White Roofing Management Group	JC Roofing & Insulation	T & K Roofing Company	ForSure Roofing & Sheet Metal	Poly Vinyl Roofing	Black Hawk Roof Company	Jim Giese Commercial Roofing	Dryspace, Inc.	Advance Builders Corp											
	320 N 9th Ave Eldridge, IA 52748	717 W 16th St So. Sioux City, NE 68776	101 T&K Dr Ely, IA 52227	6545 NE 14th St Des Moines, IA 50313	785 Elbow Creek Rd Mt. Vernon, IA 52314	2843 Geraldine Rd Waterloo, IA 50703	4 Lincoln Ave Eldridge, IA 52748	707 66th Ave SW Cedar Rapids, IA 52404	325 Waconia Court SW Cedar Rapids, IA 52404											
Bid Security - 5%	X	X	X	X	X	X	X	X	X											
Bidder Status Form 00 4100.01	X	X	X	X	X	X	X	X	X											
Authorization to Transact Business Worksheet 00 4100.02	X	X	X	X	X	X	X	X	X											
Non-Collusion Affidavit 00 4100.03	X	X	X	X	X	X	X	X	X											
Targeted Small Business Forms 00 4100.04	X	Missing	X	X	X	X	X	X	X											
Addendum 1	X	X	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	UNIT PRICE	EXTENDED	UNIT PRICE	EXTENDED
1	Reroofing of 5 Sections as Indicated with Insulation and 60 MIL PVC Membrane with 20 Year Warranties	LUMP SUM																		
			LUMP SUM \$	288,397.00	LUMP SUM \$	297,984.24	LUMP SUM \$	299,800.00	LUMP SUM \$	323,761.00	LUMP SUM \$	334,072.00	LUMP SUM \$	348,550.00	LUMP SUM \$	373,470.00	LUMP SUM \$	405,577.00	LUMP SUM \$	448,000.00
2	Repair of Existing Tectum Deck	400 SF																		
			\$12.90	\$ 5,160.00	\$20.18	\$ 8,072.00	\$17.00	\$ 6,800.00	\$40.00	\$ 16,000.00	\$15.00	\$ 6,000.00	\$25.00	\$ 10,000.00	\$38.00	\$15,200.00	\$16.00	\$ 6,400.00	\$10.00	\$ 4,000.00
	TOTAL BASE BID 1			\$ 293,557.00		\$ 306,056.24		\$ 306,600.00		\$ 339,761.00		\$ 340,072.00		\$ 358,550.00		\$ 388,670.00		\$ 411,977.00		\$ 452,000.00

*JC Roofing & Insulation had math error and their bid is considered ERREGULAR, due to incomplete submission of the Bid Form required attachments

