



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 Wickham ES (B) & Southeast MS (F,T) Roof Replacement

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 T & K Roofing Company of Ely, IA in the amount of \$245,000.

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 \$34,000.00

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 2:30 PM

Bid Location: Facilities Managemen

Contract Description: Construction Contract

Contractor: T&K Roofing & Sheet Metal Co.

Amount \$245,000.00

Funding Source: PPEL

Note: On 1/29/26 the District received seven bids for the Wickham & Southeast Roof Replacement Projects. The bids ranged from \$245,000 to \$357,500, with T & K Roofing Company having the low bid.

Contract

Description: Design Contract

Contract with: Shive-Hattery, Inc.

Funding source: PPEL

Initial contract amount: \$34,000.00

Current contract amount: \$34,000.00

Change Authorization Request

Approval Date:

Pending? No

Number:

Date:

Subject:

Description:

Reason	Amount
TOTAL	

Payments

Date	Doc. #	Amount	% Cmpl	Period To
12/9/2025	2250016170 - 1	\$4,088.30		11/14/2025
12/19/2025	2250016170 - 2	\$7,138.78		12/12/2025
2/10/2026	2250016170 - 3	\$5,553.30		1/16/2026
		\$16,780.38		

Contract

Description: Construction Contract

Contract with: T&K Roofing & Sheet Metal Co.

Funding source: PPEL

Initial contract amount: \$245,000.00

Current contract amount: \$245,000.00

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 Wickham Elementary School & Southeast Middle 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 that the low bid submitted by White Roofing Management Group is considered irregular, due to incomplete submission of the Bid Form required attachments. For that reason, we recommend that the Iowa City Community School District proceed with your award process to T & K Roofing Company. 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.

T & K Roofing Company

<i>Base Bid 1 – Wickham Elementary School Roof Replacement</i>	<i>\$141,100.00</i>
<i>Base Bid 2 - Southeast Middle School Roof Replacement</i>	<i><u>\$104,000.00</u></i>
	<i>\$245,000.00</i>

The Unit Price for the Roof Deck Repairs, identified in the Base Bid 1, will be performed at \$10.00 per square foot. The Unit Price for the Roof Deck Repairs, in the Base Bid 2, will be performed at \$30.00 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 2250016170



TABULATION OF BIDS

Owner: Iowa City Community School District	1/29/2026
Project Name: ICCSA Wickham Elementary School & Southeast Middle School Roof Replacement	Iowa City Community School District
S-H Project #: 2250016170	2255 N. Dubuque Road Iowa City, IA 52245 1 of 1

NAME AND ADDRESS OF BIDDER	T & K Roofing Company 101 T&K Dr Ely, IA 52227	Black Hawk Roof Company 2843 Geraldine Rd Waterloo, IA 50703	Dryspace, Inc. 707 66th Avenue SW Cedar Rapids, IA 52404	Poly Vinyl Roofing 785 Elbow Creek Rd Mt. Vernon, IA 52314	Jim Giese Commercial Roofing 4 Lincoln Ave Eldridge, IA 52748	Advance Builders Corp 325 Waconia Court SW Cedar Rapids, IA 52404	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
Addendum 1	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
BASE BID 1 - Wickham Elementary School Roof Replacement																
1	Remove and Replacement of Roof Section B	LUMP SUM														
			LUMP SUM \$	138,500.00	LUMP SUM \$	146,337.00	LUMP SUM \$	143,721.00	LUMP SUM \$	183,742.00	LUMP SUM \$	171,975.00	LUMP SUM \$	202,000.00	LUMP SUM	
2	Roof Deck Repairs	250 LF														
			\$10.00	\$ 2,500.00	\$15.00	\$ 3,750.00	\$20.00	\$ 5,000.00	\$4.00	\$ 1,000.00	\$15.00	\$ 3,750.00	\$10.00	\$ 2,500.00		\$ -
	TOTAL BASE BID 1															
			\$	141,000.00	\$	150,087.00	\$	148,721.00	\$	184,742.00	\$	175,725.00	\$	204,500.00	\$	-
BASE BID 2 - Southeast Middle School Roof Replacement																
1	Removal and Replacement of Roof Sections F & T Including HVAC and Curb	LUMP SUM														
			LUMP SUM \$	101,000.00	LUMP SUM \$	100,150.00	LUMP SUM \$	119,754.00	LUMP SUM \$	105,721.00	LUMP SUM \$	136,680.00	LUMP SUM \$	152,000.00	LUMP SUM	
2	Roof Deck Repairs	100 SF														
			\$30.00	\$ 3,000.00	\$15.00	\$ 1,500.00	\$20.00	\$ 2,000.00	\$7.00	\$ 700.00	\$22.00	\$ 2,200.00	\$10.00	\$ 1,000.00		\$ -
	TOTAL BASE BID 2															
			\$	104,000.00	\$	101,650.00	\$	121,754.00	\$	106,421.00	\$	138,880.00	\$	153,000.00	\$	-
	TOTAL ALL BIDS															
			\$	245,000.00	\$	251,737.00	\$	270,475.00	\$	291,163.00	\$	314,605.00	\$	357,500.00		IRREGULAR BID

*White Roofing Management Group's Bid is considered IRREGULAR due to incomplete submission of the Bid Form required attachments.