



AGENDA INFORMATION  
TIFFIN CITY COUNCIL COMMUNICATION

<b>DATE:</b>	April 2, 2026
<b>AGENDA ITEM:</b>	Discussion and Consideration of the Tiffin Public Restrooms at Deerview Park
<b>ACTION:</b>	Motion

**Background**

As part of ongoing improvements to Deerview Park, staff has been working toward the installation of permanent public restroom facilities to better serve park users and support increased recreational activity in the area.

The proposed project includes construction of a two-stall restroom building along with the necessary utility infrastructure to support water, sewer, and electrical service.

The restroom facility will be a permanent structure including masonry construction, plumbing fixtures, electrical components, and associated site work. As outlined in the construction proposal, the contractor will provide all labor, materials, and equipment necessary to complete the building in accordance with City of Tiffin specifications and building codes.

The City will be responsible for coordinating utility connections to within approximately five (5) feet of the building and electrical service to the meter box.

Staff has obtained quotes for the various components of the project, summarized below:

- Freeman Construction (Restroom Building): \$148,000.00
- Neumiller Electric (Directional Boring / Utility Installation): \$16,100.00
- DSG (Water Service Line Materials): \$2,073.40

Total Project Cost: \$166,173.40

**Recommendation**

Staff recommends approval of the Deerview Park Public Restroom Project and authorization to proceed with Freeman Construction, Neumiller Electric, and DSG for the respective components of the project in the total amount of \$166,173.40.

**ATTACHMENTS:** Agreement, Neumiller Electric Quote, DSG Quote

**Agreement**

April 2, 2026

Owner: City of Tiffin Job Location: 809 Marengo Rd., Tiffin, IA 52340

Subject: Deerview Park Restroom's, Tiffin Concession Stand

**Scope of Work:** Contractor to supply all material, labor & equipment to complete the Two Bathrooms. Construction includes, but is not limited to: Roof Framing, Aluminum Facia & Soffit, Plumbing & Fixtures, Concrete Work, Roofing to Be Steel, All Walls to Be Block, Trim Work, Electrical & Fixtures per City of Tiffin Building Codes per Specifications on Plans.

**Permits:** Building Permit will be provided by City of Tiffin & posted on job site.

**Insurance:** Upon acceptance of this proposal as contract, Contractor will provide proof of Worker's Compensation & General Liability.

**Guarantee:** All materials & labor are guaranteed for a period of one year upon acceptance from City of Tiffin, unless otherwise specified by manufacturer on any products installed by contractor. All labor will be completed in a workmanlike manner & will be guaranteed for a period of one year.

Estimated Start & Completion to be Determined.

**Terms:** Invoices will be submitted monthly & paid monthly.

**Total of Contract: \$148,000.00**

**Contingencies or extra work:** A Change Order will need to be submitted & approved, each change order will add 10% to bid.

City of Tiffin is Responsible to Get Sewer & Water to Within 5' of Building & Electrical into Meter Box.

Freeman Construction, Inc.

\_\_\_\_\_

Date \_\_\_\_\_

By signing you approve the above contract amount & terms.

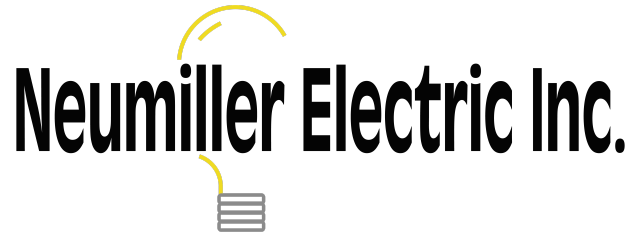
Accepted By: \_\_\_\_\_

Date \_\_\_\_\_

# ESTIMATE

NEUMILLER ELECTRIC INC  
251 Greenfield Dr  
Tiffin, IA 52340-9244

sheyenne@neumillerelectric.com  
+1 (319) 665-9036



## Bill to

City of Tiffin (customer)  
City of Tiffin  
300 Railroad St.  
PO Box 259  
Tiffin, IA 52340

## Estimate details

Estimate no.: 5766  
Estimate date: 03/31/2026

Project Address: Deerview Park

Product or service	Description	Qty	Rate	Amount
<b>Underground Construction</b>	<p>Project: Deerview Park Scope of Work</p> <p>"Perform directional boring operations to install underground utility pathways serving a future concessions building at Deerview Park."</p> <p>-Bore one (1) 1-inch and one (1) 2-inch poly water line approximately 90 linear feet across Deerview Ave, with water pipe supplied by the City.</p> <p>-Furnish and install approximately 440 linear feet of 4-inch black SDR 13.5 HDPE pipe via directional bore for sanitary sewer service, extending down roadway to the existing manhole.</p> <p>-Furnish and install approximately 40 linear feet of 2-inch black with red stripe SDR 13.5 HDPE conduit via directional bore for electrical service, terminating at the existing power pedestal.</p> <p>-Complete all directional drilling, pipe placement, alignment, and pullback operations in accordance with standard industry practices.</p> <p>-Include all labor, equipment, materials (as noted), tooling, and incidentals required to complete the boring operations.</p> <p>-Coordinate boring limits and alignments with City representatives prior to installation.</p>	1	\$16,100.00	\$16,100.00

Owner Responsibilities:

-City of Tiffin shall perform all final water and sanitary sewer tie-ins.

Exclusions:

- Surface restoration (pavement, turf, landscaping, sidewalk, curb, or hardscape)
- Utility tie-ins (water, sewer, electric)
- Traffic control and flagging
- Permits, permit fees, bonding, and special inspections
- Private utility locates
- Environmental testing or remediation
- Unforeseen or concealed subsurface conditions, including undocumented utilities, obstructions, or unsuitable materials
- Additional excavation beyond entry and exit pits required for boring operations
- Issues related to owner- or customer-supplied materials

Assumptions:

- Typical soil conditions suitable for directional boring.
- Clear and accessible bore paths with no major conflicts.
- Work performed during normal working hours.
- Materials furnished by others are provided in acceptable condition and in a timely manner.

Schedule:

-Anticipated duration of directional boring operations is approximately 1 to 3 working days, weather and site conditions permitting.

---

**Total**

**\$16,100.00**

---

**Accepted date**

**Accepted by**

Services for  
Deerview  
Park



DSG - CEDAR RAPIDS  
5715 6TH ST SW  
CEDAR RAPIDS, IA 52404-4809  
Phone 319-826-1006  
Fax 319-826-1839



Quotation

EXPIRATION DATE	QUOTE NUMBER
04/25/2026	S105545234
PAGE NO.	
1 of 2	

QUOTE TO:

SHIP TO:

CITY OF TIFFIN  
PO BOX 259  
TIFFIN, IA 52340-0259

CITY OF TIFFIN STOCK  
300 RAILROAD ST  
TIFFIN, IA 52340-9371

CUSTOMER NUMBER	CUSTOMER PO NUMBER	JOB NAME / RELEASE NUMBER	SALESPERSON	
79809	SPLASH PAD		Dave Roster	
WRITER	SHIP VIA	TERMS	SHIP DATE	FREIGHT ALLOWED
Jay Cowan	WILL CALL	Net 30 Days	03/26/2026	No
ORDER QTY	DESCRIPTION	Unit Price	EXT PRICE	
100ft	2IN X 100FT SDR-9 CTS POLY PIPE PE4710 250PSI NSF BLUE Pn: 499400	2.200/ft	220.00	
100ft	1IN X 100FT SDR-9 CTS POLY PIPE PE4710 250PSI NSF BLUE Pn: 499292	0.650/ft	65.00	
1ea	8"X 2" CC DI SADDLE W/DBL SS STRAPS 8.54-9.79 (MUELLER DR2S) Pn: 479496	170.000/ea	170.00	
1ea	8"X 1" CC DI SADDLE W/DBL SS STRAPS 8.54-9.79 (MUELLER DR2S) Pn: 433865	142.000/ea	142.00	
1ea	2" BALL CORP CC X CTS COMP (M B-25008N) Pn: 215174	415.000/ea	415.00	
1ea	1" BALL CORP CC X CTS COMP (M B-25008N) Pn: 215176	110.000/ea	110.00	
1ea	2" (ARCH) BALL CURB STOP CTS COMP (M B-25209N) Pn: 474176	590.000/ea	590.00	
1ea	1" (ARCH) BALL CURB STOP CTS COMP (M B-25209N) Pn: 474169	182.000/ea	182.00	
2ea	1"X 5-1/2' 2-HOLE LID CURB BOX W/ ARCH (M H-10314-20) Pn: 475489	50.000/ea	100.00	
2ea	42" SS STATIONARY ROD (AY 5660SS) Pn: 490866	28.000/ea	56.00	

\*\* Continued on Next Page \*\*



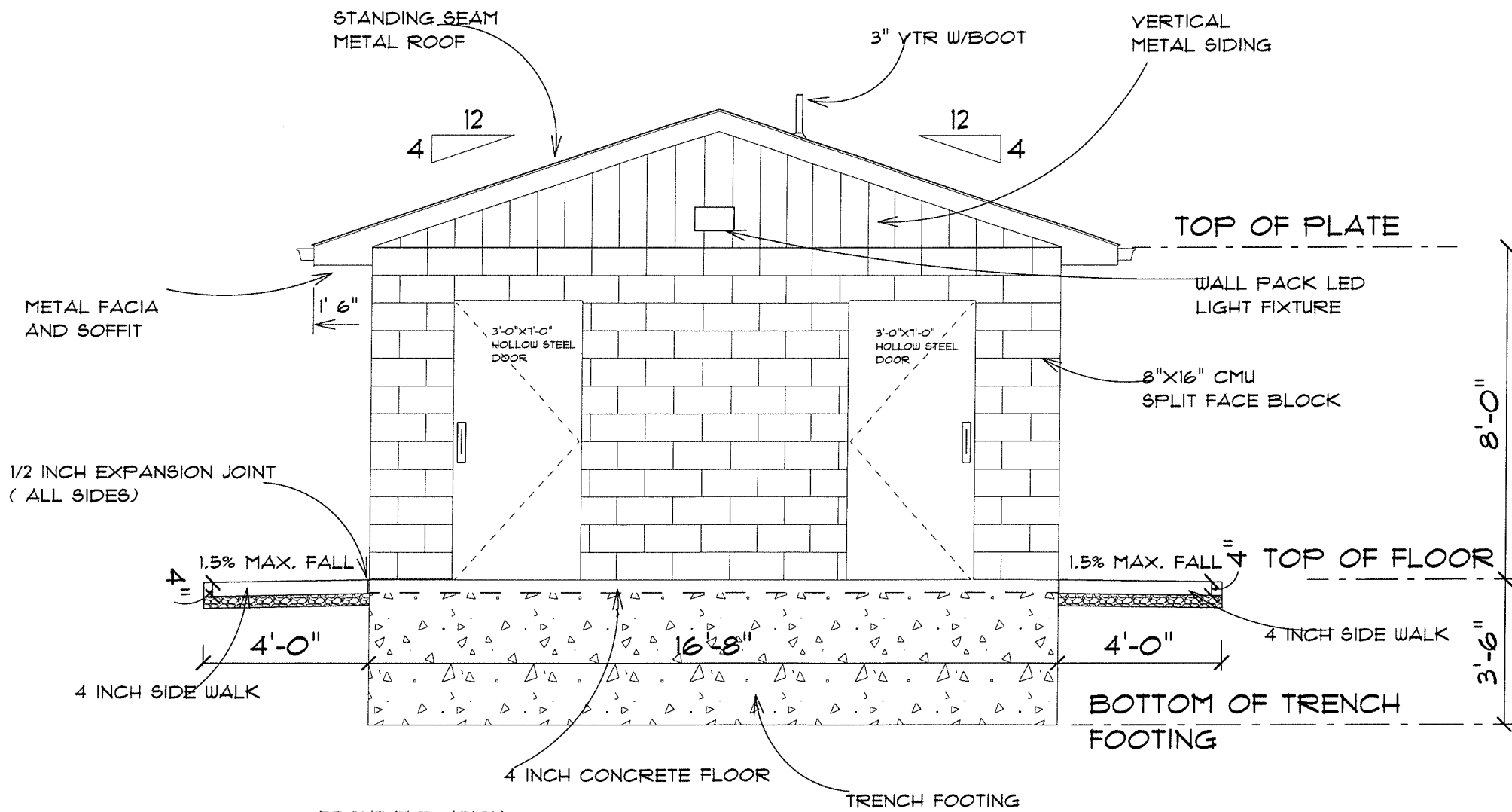
# Quotation

EXPIRATION DATE	QUOTE NUMBER	PAGE NO.
04/25/2026	S105545234	2 of 2

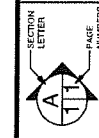
ORDER QTY	DESCRIPTION	Unit Price	EXT PRICE
3ea	2" CTS (6133T) 4130-763 or 1-1/2" SS STIFFENER SIDR7 PEP (6136) Pn: 58071	4.500/ea	13.50
3ea	1" SS STIFFENER CTS (6133T) 4130-760 Pn: 37749	3.300/ea	9.90

TAX IS NOT INCLUDED IN PRICE ON BID/QUOTE  
 All quotations are made in accordance with our interpretation of the plans and specifications and include only the materials listed, subject to correction for errors. Deviations in quantities may modify prices quoted. Due to fluctuating market conditions, the prices listed in this quote may change at any time without prior notice. In the event of a price increase, any unfilled portion of any order will be billed at the price in effect at the time of shipment. DSG shall not be liable for failure to deliver or delivery performance due to causes beyond our reasonable control.  
 A Summary of DSG standard terms & conditions of sales can be found at [www.dsgsupply.com/terms](http://www.dsgsupply.com/terms).

Subtotal	2073.40
S&H Charges	0.00
Amount Due	2073.40



FRONT ELEVATION  
SCALE: 3/4" = 1'-0"

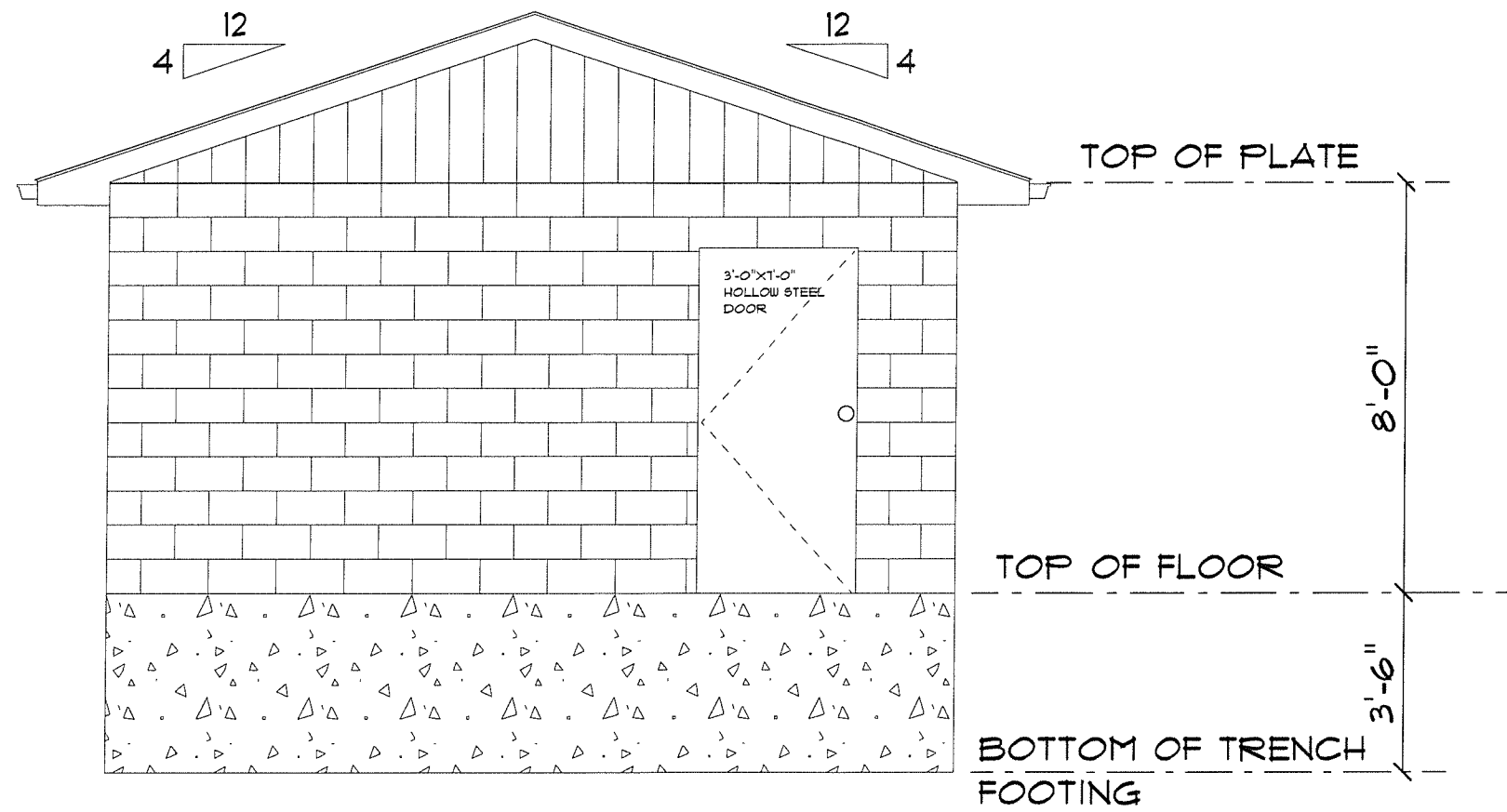


SCALE: 3/4" = 1'-0"  
DRAWN BY: JOE DUFFY  
DATE: Wednesday, April 1, 2025

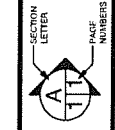
**DUFFY DESIGNS**  
2600 NEWPORT RD N.E.  
10319 191st Ave S.E.  
pduffy6@gmail.com

DEER VIEW PARK BATHROOMS  
PHONE:  
FAX:  
MOBILE:

DUFFY DESIGNS IS NOT AN ARCHITECT OR ENGINEER. CONSTRUCTION FROM THESE PLANS SHOULD BE REVIEWED BY A PROFESSIONAL ENGINEER OR ARCHITECT. THE OWNER OF THESE PLANS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR CORRECTIONS THAT COULD ARISE DURING OR AFTER CONSTRUCTION FROM THESE PLANS. ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.



REAR ELEVATION  
SCALE: 3/4" = 1'-0"

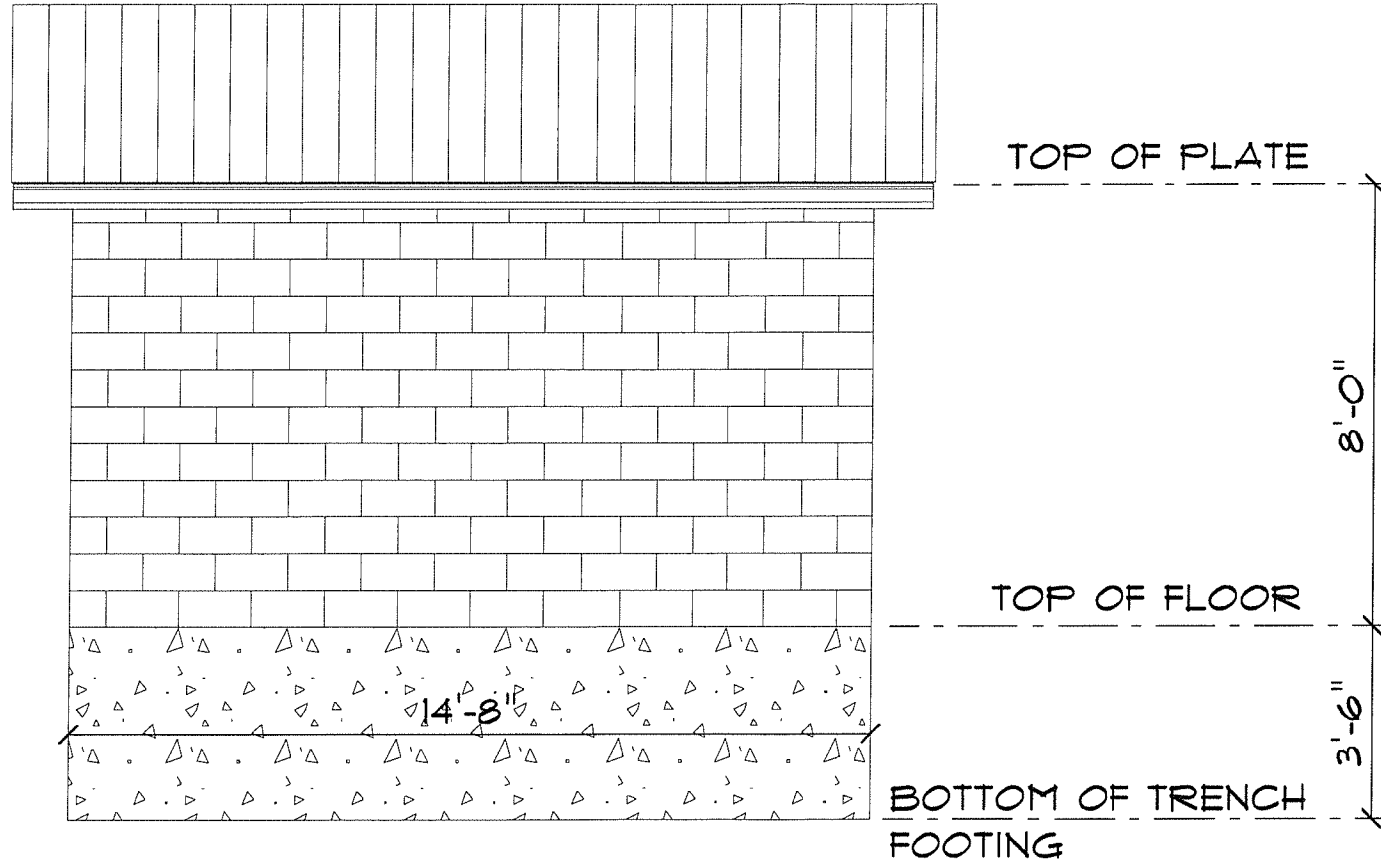


SCALE: 3/4" = 1'-0"  
DRAWN BY: JOE DUFFY  
DATE: Wednesday, April 1, 2026

DUFFY DESIGNS  
2630 NEWPORT RD N.E.  
DUBLIN, VA 23016  
pduffy@outlook.com

DEER VIEW PARK BATHROOMS  
PHONE:  
FAX:  
MOBILE:

DUFFY DESIGNS IS NOT AN ARCHITECT OR ENGINEER. CONSTRUCTION FROM THESE PLANS SHOULD BE REVIEWED BY A PROFESSIONAL CONTRACTOR. THE OWNER OF THESE PLANS AND CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY CHANGES OR MODIFICATIONS MADE DURING OR AFTER CONSTRUCTION FROM THESE PLANS. ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.



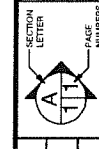
**LEFT ELEVATION**  
SCALE: 3/4" = 1'-0"

DUFFY DESIGNS IS NOT AN ARCHITECT OR ENGINEER. CONSTRUCTION FROM THESE PLANS SHOULD BE REVIEWED BY A PROFESSIONAL ENGINEER OR ARCHITECT. THE OWNER OF THESE PLANS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES OR CORRECTIONS TO THESE PLANS. ALL DIMENSIONS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

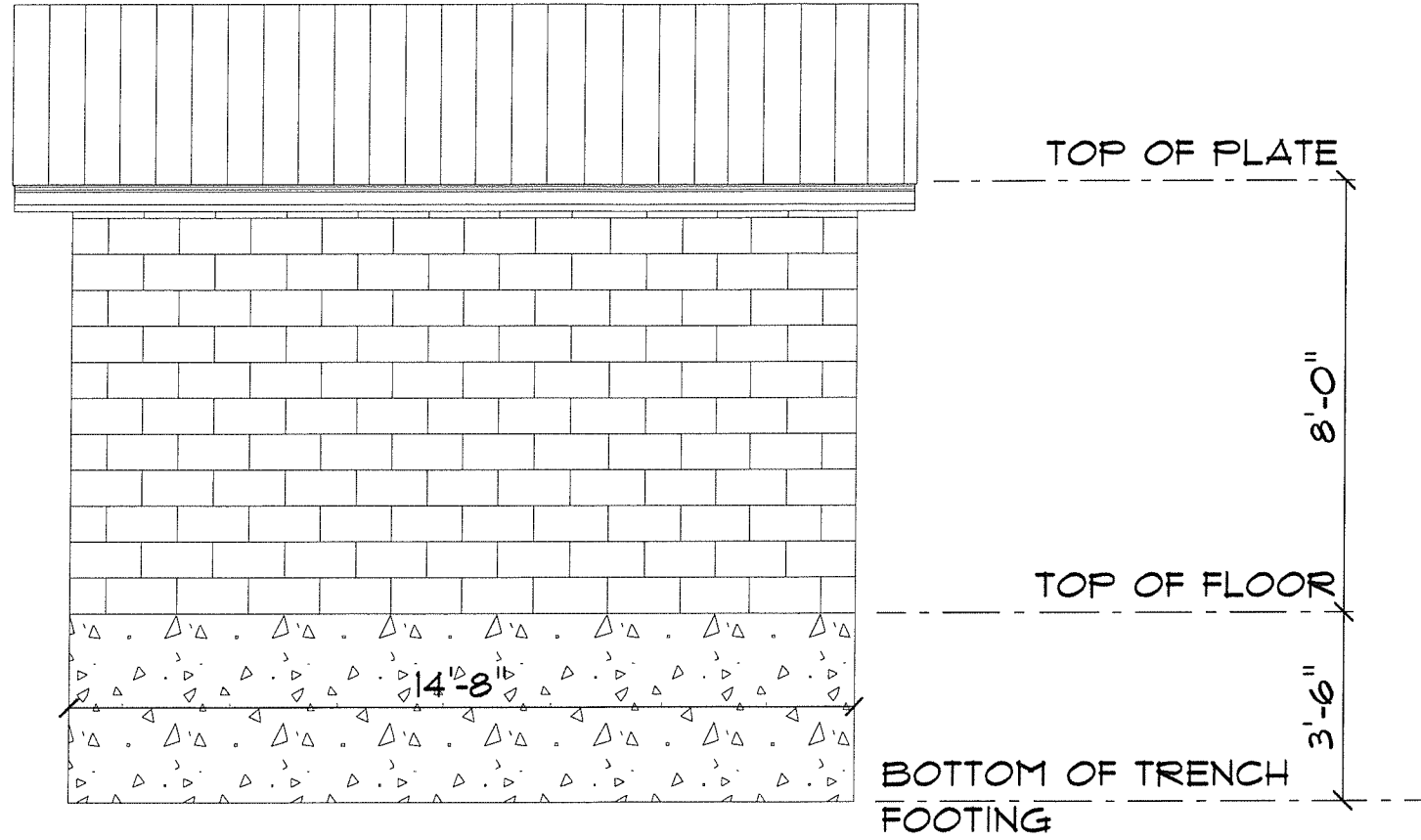
DEER VIEW PARK BATHROOMS    PHONE:    FAX:    MOBILE:

**DUFFY DESIGNS**  
200 NEWPORT RD. N.E.  
10710 S.W. 10th Ave.  
Portland, OR 97219  
503-254-4465  
pduffy6@gmail.com

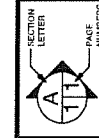
SCALE: 3/4" = 1'-0"  
DRAWN BY: **JOE DUFFY**  
DATE: Wednesday, April 1, 2026



PAGE: **3/7**  
LEFT ELEVATION



**RIGHT ELEVATION**  
SCALE: 3/4" = 1'-0"

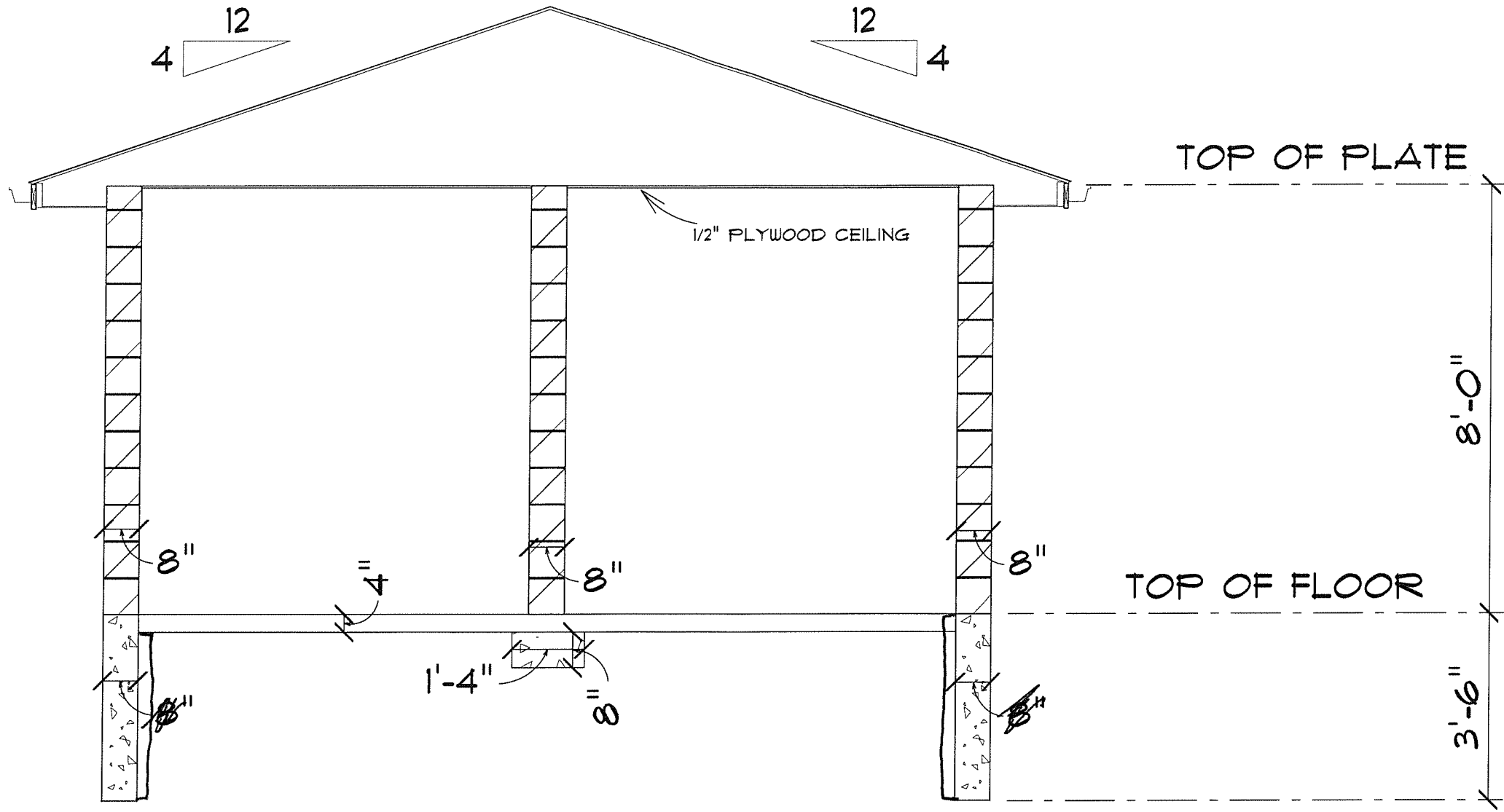


SCALE: 3/4" = 1'-0"  
DRAWN BY: JOE DUFFY  
DATE: Wednesday, April 1, 2026

**DUFFY DESIGNS**  
2630 NEWPORT RD N.E.  
TOWN AND COUNTRY  
13103-5344-4245  
pduffy@earthlink.net

DEER VIEW PARK BATHROOMS PHONE: FAX: MOBILE:

DUFFY DESIGNS IS NOT AN ARCHITECT OR ENGINEER. CONSULTATION FROM THESE PLANS SHOULD BE REVIEWED BY A PROFESSIONAL CONTRACTOR. THE OWNER OF THESE PLANS AND CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND DETAILS. ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.



DUFFY DESIGNS IS NOT AN ARCHITECT OR ENGINEER. CONSTRUCTION FROM THESE PLANS SHOULD BE REVIEWED BY A PROFESSIONAL CONTRACTOR. THE OWNER OF THESE PLANS AND CONTRACTOR COULD ASSESS DURING OR AFTER CONSTRUCTION FROM THESE PLANS. ALL STRUCTURAL MEMBERS, DIMENSIONS AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

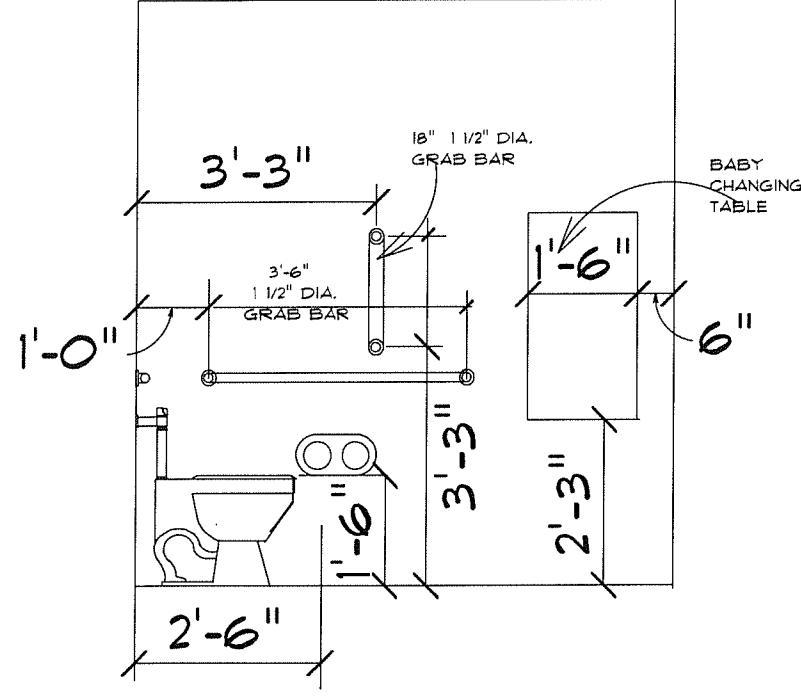
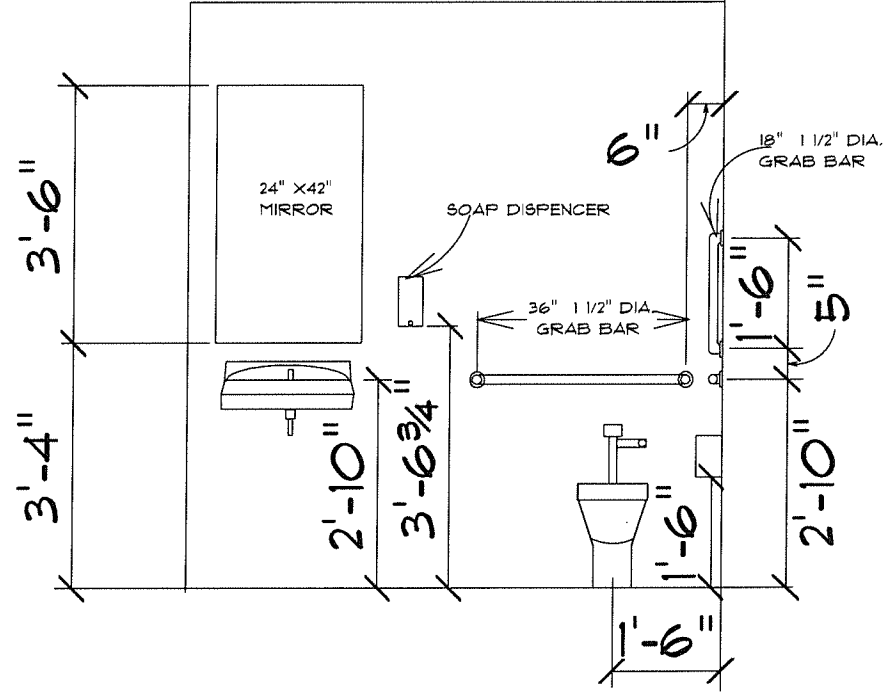
DEER VIEW PARK BATHROOMS    PHONE:    FAX:    MOBILE:

**DUFFY DESIGNS**  
 2630 NEWPORT RD N.E.  
 PORTLAND, ME 04106  
 (603) 894-4466  
 pduffy66@gmail.com

SCALE: 1" = 1'-0"  
 DRAWN BY: **JOE DUFFY**  
 DATE: Wednesday, April 1, 2025

SECTION LETTER: **A**  
 PAGE: **5/7**  
 CROSS SECTION A





⊕ CROSS SECTION B  
SCALE: 1" = 1'-0"

DUFFY DESIGNS IS NOT AN ARCHITECT OR ENGINEER. CONSTRUCTION FROM THESE PLANS SHOULD BE REVIEWED BY A PROFESSIONAL CONTRACTOR. THE OWNER OF THESE PLANS AND CONTRACTOR ASSUME ALL LIABILITY ARISING FROM THESE PLANS. ALL STRUCTURAL MEMBERS, DIMENSIONS, AND DETAILS MUST BE CAREFULLY REVIEWED BY A STRUCTURAL DESIGN PROFESSIONAL.

DEER VIEW PARK BATHROOMS PHONE: 313-524-8468 FAX: MOBILE:

DUFFY DESIGNS  
2830 NEWPORT RD. N.E.  
TOWN AND COUNTRY  
PO BOX 176  
PODI76@gmail.com

SCALE: 1" = 1'-0"  
DRAWN BY: JOE DUFFY  
DATE: Wednesday, April 1, 2008

