



**Date** April 21, 2025

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,  
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON  
BEAVERDALE PARK – STREAM ENHANCEMENT AND STABILIZATION;  
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE  
BIDDER AS TK GRADING & SEEDING LLC, TYLER KNUDSEN, OWNER, \$98,306**

WHEREAS, on March 10, 2025, under Roll Call No. 25-0329, 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 improvement:

Beaverdale Park – Stream Enhancement and Stabilization, Activity ID 112024002  
IDNR Project No. 22-R4-JV

The improvement includes stream enhancement and stabilization south of Red Cross Drive and west of 30th Street by excavation, rip rap, stabilization, and other incidental items, all in accordance with the contract documents including Plan File No. 661-170/183, located in Beaverdale Park at 3333 Adams Avenue, Des Moines, Iowa

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.

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 improvement are overruled and the hearing is closed and that said 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 improvement were submitted by the following bidders:

- TK Grading & Seeding LLC, Council Bluffs, IA - Low Bid
- JC Midwest Services, LLC, Saint Charles, IA
- MB Lawn Care, LLC, Urbandale, IA
- Alpha Landscapes LLC, Johnston, IA
- Country Landscapes, Inc., Ames, IA
- RW Excavating Solutions, LC, Prairie City, IA
- Tallgrass Land Stewardship Co. LLC, Urbandale, IA - Bid not read (Attorney-in-Fact Officer was not listed on Power of Attorney)
- TK Concrete, Inc., Pella, IA - Bid not read (Missing total construction cost on Proposal)

which were received and opened at a public meeting presided over by the Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on March 25, 2025. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.



**Roll Call Number**

**Agenda Item Number**

56

**Date** April 21, 2025

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 improvement was submitted by TK Grading & Seeding LLC, Tyler Knudsen, Owner, 421 W Broadway, Ste 302 #161, Council Bluffs, IA, 51503 in the amount of \$98,306, 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. 25-150 attached)

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

FORM APPROVED:

FUNDS AVAILABLE:

s/Kathleen Vanderpool

s/Nickolas J. Schaul

Kathleen Vanderpool  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

**SLN** Funding Source: 2025-26 CIP, Page 76, Park Improvements, PK137, Being: Iowa DNR Resource Enhancement and Protection Grant (REAP), Agreement 22-R4-JV

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
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

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DEPARTMENT OF ENGINEERING  
CITY OF DES MOINES, IOWA

Activity ID 11-2024-002

BID DATE: 3/25/25

TABULATED BY: N. SMITH  
CHECKED BY: *[Signature]*  
APPROVED BY: *[Signature]*

CONTRACTOR'S BID TABULATION  
PROJECT: BEAVERDALE PARK - STREAM ENHANCEMENT AND STABILIZATION

ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	TK Grading & Seeding LLC Maxwell, IA BID SECURITY 10% Bid Bond BID PRICE	JC Midwest Services, LLC Saint Charles, IA BID SECURITY 10% Bid Bond BID PRICE	MB Lawn Care, LLC Urbandale, IA BID SECURITY 10% Bid Bond BID PRICE	Alpha Landscapes LLC Johnston, IA BID SECURITY 10% Bid Bond BID PRICE
			UNIT PRICE	AMOUNT	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
1	Excavation Class 13 - Stream and Ravine Work	450 CY	\$60.00	\$22,500.00	\$15.00	\$35.00	\$15.00	\$40.00
2	Temporary Traffic Control	1 LS	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$4,000.00	\$2,000.00
3	Warranty - Seeding	1 LS	\$1,000.00	\$1,000.00	\$2,000.00	\$5,000.00	\$4,000.00	\$2,000.00
4	Seed (CP23 Flood Prone Mix)	3 LB	\$250.00	\$750.00	\$66.00	\$10.00	\$150.00	\$250.00
5	Seed (Shady Area Mix)	3 LB	\$1,350.00	\$4,050.00	\$840.00	\$10.00	\$150.00	\$800.00
6	Seed, Cover Crop (Oats & Winter Wheat)	48 LB	\$25.00	\$1,200.00	\$1.00	\$10.00	\$150.00	\$1.00
7	Site Preparation and Seeding	0.8 ACRE	\$3,500.00	\$2,800.00	\$4,500.00	\$2,000.00	\$15,000.00	\$2,000.00
8	Mulching (Straw)	0.33 ACRE	\$2,500.00	\$825.00	\$4,500.00	\$2,000.00	\$7,500.00	\$3,000.00
9	Temporary Rolled Erosion Control Products (RECP), Type 2.A (AEC Curlex I,	2130 SY	\$4.00	\$8,520.00	\$2.00	\$2.00	\$2.75	\$1.80
10	Wattle, install	65 LF	\$20.00	\$1,300.00	\$3.00	\$162.50	\$5.00	\$6.00
11	Rip Rap, Class D Revetment - Rock Riffle	45 TON	\$125.00	\$5,625.00	\$75.00	\$70.00	\$85.00	\$110.00
12	Rip Rap, Class D Revetment - Vegetated Stone Toe	160 TON	\$125.00	\$20,000.00	\$75.00	\$70.00	\$85.00	\$110.00
13	Rip Rap, Class D Revetment - Crossing - Cross Vane	120 TON	\$125.00	\$15,000.00	\$75.00	\$70.00	\$85.00	\$110.00
14	Rip Rap, Class D Revetment - Riprap Apron	65 TON	\$125.00	\$8,125.00	\$75.00	\$70.00	\$85.00	\$110.00
15	Rip Rap, Class D Revetment - NE Ravine	110 TON	\$125.00	\$13,750.00	\$75.00	\$70.00	\$85.00	\$110.00
16	Rip Rap, Class D Revetment - SW Ravine	130 TON	\$125.00	\$16,250.00	\$75.00	\$70.00	\$85.00	\$110.00
17	Stabilized Construction Entrance	55 SY	\$25.00	\$1,375.00	\$50.00	\$50.00	\$65.00	\$60.00
18	Floating Silt Curtain	30 LF	\$90.00	\$2,700.00	\$40.00	\$35.00	\$100.00	\$4.00
19	Temporary Construction Fence	1650 LF	\$4.00	\$6,600.00	\$7.00	\$6.00	\$8.00	\$4.00
20	Construction Survey	1 LS	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00	\$7,000.00	\$3,000.00
21	Mobilization	1 LS	\$16,630.00	\$16,630.00	\$6,000.00	\$9,427.20	\$5,000.00	\$12,200.00
				\$155,000.00	\$96,306.00	\$103,699.70	\$116,232.50	\$127,882.00
TOTAL CONSTRUCTION COST								
PERCENT OF ENGINEER'S ESTIMATE					-36.58%	-33.10%	-25.01%	-17.50%

Low

TABULATED BY: N. SMITH  
CHECKED BY: *[Signature]*  
APPROVED BY: *[Signature]*

**CONTRACTOR'S BID TABULATION**  
**PROJECT: BEAVERDALE PARK - STREAM ENHANCEMENT AND STABILIZATION**

ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT	Country Landscapes, Inc. Ames, IA	RW Excavating Solutions, LC Prairie City, IA	Tallgrass Land Stewardship Co, LLC Urbandale, IA	TK Concrete, Inc. Pella, IA
			PRICE	AMOUNT	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond	BID SECURITY 10% Bid Bond
			UNIT PRICE	AMOUNT	BID PRICE	BID PRICE	BID PRICE	BID PRICE
1	Excavation Class 13 - Stream and Ravine Work	450 CY	\$50.00	\$22,500.00	\$55.55	\$24,997.50	\$9,000.00	\$9,000.00
2	Temporary Traffic Control	1 LS	\$2,500.00	\$2,500.00	\$9,520.00	\$9,520.00	\$8,000.00	\$8,000.00
3	Warranty - Seeding	1 LS	\$1,000.00	\$1,000.00	\$2,950.00	\$2,950.00	\$5,000.00	\$5,000.00
4	Seed (CP23 Flood Prone Mix)	3 LB	\$250.00	\$750.00	\$30.00	\$90.00	\$500.00	\$1,500.00
5	Seed (Shady Area Mix)	3 LB	\$1,350.00	\$4,050.00	\$645.00	\$1,935.00	\$500.00	\$1,500.00
6	Seed, Cover Crop (Oats & Winter Wheat)	48 LB	\$25.00	\$1,200.00	\$1.25	\$60.00	\$5.00	\$240.00
7	Site Preparation and Seeding	0.8 ACRE	\$3,500.00	\$2,800.00	\$1,490.00	\$1,192.00	\$15,000.00	\$12,000.00
8	Mulching (Straw)	0.33 ACRE	\$2,500.00	\$825.00	\$6,500.00	\$2,145.00	\$7,000.00	\$2,310.00
9	Temporary Rolled Erosion Control Products (RECP), Type 2.A (AEC Curlex I,	2130 SY	\$4.00	\$8,520.00	\$3.05	\$6,496.50	\$3.00	\$6,390.00
10	Wattle, install	65 LF	\$20.00	\$1,300.00	\$5.50	\$357.50	\$3.50	\$227.50
11	Rip Rap, Class D Revetment - Rock Riffle	45 TON	\$125.00	\$5,625.00	\$118.00	\$5,310.00	\$120.00	\$5,400.00
12	Rip Rap, Class D Revetment - Vegetated Stone Toe	160 TON	\$125.00	\$20,000.00	\$118.00	\$18,880.00	\$120.00	\$19,200.00
13	Rip Rap, Class D Revetment - Crossing - Cross Vane	120 TON	\$125.00	\$15,000.00	\$118.00	\$14,160.00	\$120.00	\$14,400.00
14	Rip Rap, Class D Revetment - Riprap Apron	65 TON	\$125.00	\$8,125.00	\$118.00	\$7,670.00	\$120.00	\$7,800.00
15	Rip Rap, Class D Revetment - NE Ravine	110 TON	\$125.00	\$13,750.00	\$118.00	\$12,980.00	\$120.00	\$13,200.00
16	Rip Rap, Class D Revetment - SW Ravine	130 TON	\$125.00	\$16,250.00	\$118.00	\$15,340.00	\$120.00	\$15,600.00
17	Stabilized Construction Entrance	55 SY	\$25.00	\$1,375.00	\$90.00	\$4,950.00	\$65.00	\$3,575.00
18	Floating Silt Curtain	30 LF	\$90.00	\$2,700.00	\$50.00	\$1,500.00	\$250.00	\$7,500.00
19	Temporary Construction Fence	1650 LF	\$4.00	\$6,600.00	\$1.75	\$2,887.50	\$7.60	\$12,540.00
20	Construction Survey	1 LS	\$3,500.00	\$3,500.00	\$1,200.00	\$1,200.00	\$8,000.00	\$8,000.00
21	Mobilization	1 LS	\$16,630.00	\$16,630.00	\$10,000.00	\$10,000.00	\$20,000.00	\$20,000.00
				\$155,000.00	\$144,621.00	\$173,362.50		
TOTAL CONSTRUCTION COST								
PERCENT OF ENGINEER'S ESTIMATE					-6.70%	+11.86%		