



Date June 30, 2025

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
PRINCIPAL PARK BULLPEN RELOCATIONS; RECEIVE AND FILE BIDS; AND
DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS
BALLTEAM, L.L.C., RICHARD BALL, MANAGING MEMBER, \$765,000**

WHEREAS, on May 5, 2025, under Roll Call No. 25-0635, 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:

Principal Park Bullpen Relocations, Activity ID 102025002

The improvement involves relocating the existing bullpens to remove them from the playing field, including selective demolition, earthwork, helical piers, concrete retaining walls, steel railing, and miscellaneous electrical, technology, and plumbing work, all in accordance with the contract documents including Plan File No. 671-032/052, located at 1 Line Drive, Des Moines, Iowa; and

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; and

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:

BallTeam, L.L.C., Urbandale, IA - Low Bid
Neumann Brothers, Inc., Des Moines, IA
Keystone Construction Services, LLC., Norwalk, IA
Breiholz Construction Co., Des Moines, IA
Cushman Excavation, LLC, Knoxville, IA
Construction Leaders Company LLC, Urbandale, IA
Henkel Construction Company, Mason City, IA
Minturn, Inc., Brooklyn, IA

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 June 3, 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

57

Date June 30, 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 BallTeam, L.L.C., Richard Ball, Managing Member, 10550 New York Avenue, Suite 200, Urbandale, IA, 50322 in the amount of \$765,000, 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. 25-249 attached)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

s/Nickolas J. Schaul

Glenna K. Frank
Assistant City Attorney

Nickolas J. Schaul
Director of Finance



Funding Source: 2025-26 CIP, Page 44, Principal Park Improvements, BL138, Tax Increment Funding Bonds

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

DEPARTMENT OF ENGINEERING
CITY OF DES MOINES, IOWA

Activity ID 10-2025-002

Bid Date: 6/3/2025

TABULATED BY: N Smith

APPROVED BY

Phillip J. Wagem

CHECKED BY: *John K. Kuehn*

CONTRACTOR'S BID TABULATION

PROJECT: Principal Park Bullpen Relocations

-----ESTIMATE-----

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
1	Principal Park Bullpen Relocations, Complete as specified and described in Contract Documents.	\$1,325,000.00
	TOTAL CONSTRUCTION COST	\$1,325,000.00
	PERCENT OF ENGINEER'S ESTIMATE	

BallTeam, L.L.C.
Urbandale, IA

BID SECURITY
10% Bid Bond

BID PRICE

AMOUNT

\$765,000.00

\$765,000.00

-42.26%

Low

Neumann Brothers, Inc.
Des Moines, IA

BID SECURITY
10% Bid Bond

BID PRICE

AMOUNT

\$1,208,000.00

\$1,208,000.00

-8.83%

Keystone Construction
Services, LLC.
Waukee, IA

BID SECURITY
10% Bid Bond

BID PRICE

AMOUNT

\$1,247,000.00

\$1,247,000.00

-5.89%

Breiholz Construction Co.
Des Moines, IA

BID SECURITY
10% Bid Bond

BID PRICE

AMOUNT

\$1,276,500.00

\$1,276,500.00

-3.66%

Bid Date: 6/3/2025

TABULATED BY: N Smith

APPROVED BY: *Phillip J. Wagen*

CHECKED BY: *John K. Kender*

CONTRACTOR'S BID TABULATION

PROJECT: Principal Park Bullpen Relocations

-----ESTIMATE-----

Construction Leaders
Company LLC
Urbandale, IA

BID SECURITY
10% Bid Bond

BID PRICE

Cushman Excavation, LLC
Knoxville, IA

BID SECURITY
10% Bid Bond

BID PRICE

Henkel Construction
Company
Mason City, IA

BID SECURITY
10% Bid Bond

BID PRICE

Minturn, Inc.
Brooklyn, IA

BID SECURITY
10% Bid Bond

BID PRICE

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
1	Principal Park Bullpen Relocations, Complete as specified and described in Contract Documents.	\$1,325,000.00
	TOTAL CONSTRUCTION COST	\$1,325,000.00
	PERCENT OF ENGINEER'S ESTIMATE	

<u>AMOUNT</u>
\$1,310,000.00
\$1,310,000.00
-1.13%

<u>AMOUNT</u>
\$1,310,000.00
\$1,310,000.00
-1.13%

<u>AMOUNT</u>
\$1,367,000.00
\$1,367,000.00
+3.17%

<u>AMOUNT</u>
\$1,483,000.00
\$1,483,000.00
+11.92%