



Date July 14, 2025

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
2025 RIVERWALK IMPROVEMENTS – BALUSTRADE REPLACEMENT;
RECEIVE AND FILE BIDS; AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE
BIDDER AS MINTURN, INC., CLINTON M. RHOADS, PRESIDENT, \$232,375**

WHEREAS, on June 9, 2025, under Roll Call No. 25-0803, 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:

2025 Riverwalk Improvements – Balustrade Replacement, Activity ID 112025005

The improvement includes removal of existing sections of balustrade wall and replacement with sections of cast stone balustrade wall, all in accordance with the contract documents including Plan File No. 674-116/125, located along the west side of the Des Moines River between Center Street and Locust Street and between Walnut Street and Court Avenue in 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; 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:

Minturn, Inc., Brooklyn, IA – Low Bid
Jorgensen Contracting Co., Dallas Center, IA
TNT Tuckpointing and Building Restoration, L.L.C., Stockton, IA
Innovative Masonry Restoration, LLC, Kansas City, KS
Forrest and Associate, Inc., Des Moines, IA
E & H Restoration, L.L.C., Davenport, IA
Cramer and Associates, Inc., Grimes, 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 24, 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

47

Date July 14, 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 Minturn, Inc., Clinton M. Rhoads, President, 144 W. Front Street, PO Box 369, Brooklyn, IA, 52211 in the amount of \$232,375, 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. 25-277 attached)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

Glenna K. Frank
Deputy City Attorney

/s/Nickolas J. Schaul

Nickolas J. Schaul
Director of Finance

SLN_{pw}

Funding Source: 2025-26 CIP, Page 82, Principal Riverwalk, PK162, G.O. 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

Activity ID 11-2025-005

Bid Date: 6/24/2025

TABULATED BY: N. Smith APPROVED BY _____

APPROVED BY

CHECKED BY:

CONTRACTOR'S BID TABULATION

PROJECT: 2025 RIVERWALK IMPROVEMENTS - BALUSTRADE REPLACEMENT

--ESTIMATE.

ITEM	DESCRIPTION	QUANTITY	UNIT		UNIT		UNIT		UNIT		UNIT	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	Mobilization	1 LS	\$31,350.00	\$31,350.00	\$23,000.00	\$23,000.00	\$22,000.00	\$22,000.00	\$31,050.00	\$31,050.00	\$49,000.00	\$49,000.00
2	Mock Up	1 EACH	\$5,000.00	\$5,000.00	\$2,550.00	\$2,550.00	\$2,500.00	\$2,500.00	\$3,450.00	\$3,450.00	\$5,000.00	\$5,000.00
3	Temporary Traffic Control	1 LS	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00	\$7,000.00	\$7,000.00
4	Cast Stone Pier	11 EACH	\$4,500.00	\$49,500.00	\$5,500.00	\$60,500.00	\$6,900.00	\$75,900.00	\$6,144.00	\$67,584.00	\$4,909.09	\$53,999.99
5	Cast Stone Pier - Small	1 EACH	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$7,300.00	\$7,300.00	\$5,868.00	\$5,868.00	\$4,400.00	\$4,400.00
6	Cast Stone Baluster	102 EACH	\$400.00	\$40,800.00	\$450.00	\$45,900.00	\$395.00	\$40,290.00	\$435.00	\$44,370.00	\$500.00	\$51,000.00
7	Cast Stone Baluster Square	30 EACH	\$450.00	\$13,500.00	\$475.00	\$14,250.00	\$500.00	\$15,000.00	\$518.00	\$15,540.00	\$500.00	\$15,000.00
8	Cast Stone Top Rail	147 LF	\$250.00	\$36,750.00	\$225.00	\$33,075.00	\$210.00	\$30,870.00	\$212.00	\$31,164.00	\$210.88	\$30,999.36
9	Cast Stone Bottom Rail	147 LF	\$300.00	\$44,100.00	\$300.00	\$44,100.00	\$250.00	\$36,750.00	\$242.00	\$35,574.00	\$190.48	\$28,000.56
TOTAL CONSTRUCTION COST				\$230,000.00		\$232,375.00		\$235,610.00		\$241,100.00		\$244,399.91
PERCENT OF ENGINEER'S ESTIMATE						+1.03%		+2.44%		+4.83%		+6.26%
						Low						

TABULATED BY: N. Smith APPROVED BY: 

CHECKED BY: 

CONTRACTOR'S BID TABULATION

PROJECT: 2025 RIVERWALK IMPROVEMENTS - BALUSTRADE REPLACEMENT

-----ESTIMATE-----

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT
1	Mobilization	1 LS		\$31,350.00	\$31,350.00
2	Mock Up	1 EACH		\$5,000.00	\$5,000.00
3	Temporary Traffic Control	1 LS		\$5,000.00	\$5,000.00
4	Cast Stone Pier	11 EACH		\$4,500.00	\$49,500.00
5	Cast Stone Pier - Small	1 EACH		\$4,000.00	\$4,000.00
6	Cast Stone Baluster	102 EACH		\$400.00	\$40,800.00
7	Cast Stone Baluster Square	30 EACH		\$450.00	\$13,500.00
8	Cast Stone Top Rail	147 LF		\$250.00	\$36,750.00
9	Cast Stone Bottom Rail	147 LF		\$300.00	\$44,100.00
TOTAL CONSTRUCTION COST					\$230,000.00
PERCENT OF ENGINEER'S ESTIMATE					

Forrest and Associate,
Inc.
Des Moines, IA

BID SECURITY
10% Bid Bond

BID PRICE

UNIT	PRICE	AMOUNT
	\$1,500.00	\$1,500.00
	\$4,000.00	\$4,000.00
	\$10,016.11	\$10,016.11
	\$7,724.23	\$84,966.53
	\$7,404.21	\$7,404.21
	\$620.53	\$63,294.06
	\$654.37	\$19,631.10
	\$206.60	\$30,370.20
	\$222.57	\$32,717.79
		\$253,900.00
		+10.39%

E & H Restoration,
L.L.C.
Davenport, IA

BID SECURITY
10% Bid Bond

BID PRICE

UNIT	PRICE	AMOUNT
	\$13,987.48	\$13,987.48
	\$6,904.16	\$6,904.16
	\$10,725.00	\$10,725.00
	\$5,426.19	\$59,688.09
	\$7,279.50	\$7,279.50
	\$426.57	\$43,510.14
	\$1,259.19	\$37,775.70
	\$280.61	\$41,249.67
	\$292.61	\$43,013.67
		\$264,133.41
		+14.84%

Cramer and Associates,
Inc.
Grimes, IA

BID SECURITY
10% Bid Bond

BID PRICE

UNIT	PRICE	AMOUNT
	\$42,000.00	\$42,000.00
	\$10,000.00	\$10,000.00
	\$25,000.00	\$25,000.00
	\$4,100.00	\$45,100.00
	\$3,800.00	\$3,800.00
	\$450.00	\$45,900.00
	\$400.00	\$12,000.00
	\$350.00	\$51,450.00
	\$350.00	\$51,450.00
		\$286,700.00
		+24.65%