



Date January 12, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT  
FOR BEAVERDALE PARK – STREAM ENHANCEMENT AND STABILIZATION,  
TK GRADING & SEEDING LLC**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the Beaverdale Park – Stream Enhancement and Stabilization, Activity ID 112024002, in accordance with the contract approved under Roll Call No. 25-0623, of April 21, 2025, between TK Grading & Seeding LLC, Tyler Knudsen, Owner, 421 W Broadway, Ste 302 #161, Council Bluffs, IA, 51503, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and accepted.

BE IT FURTHER RESOLVED: That \$82,137.72 is the total cost, of which \$79,673.59 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$2,464.13 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

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

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

/s/ Nickolas J. Schaul

Glenna K. Frank  
Deputy City Attorney

Nickolas J. Schaul  
Director of Finance

SLN  
PW

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				
SIMONSON				
VOSS				
BARRON				
WESTERGAARD				
MANDELBAUM				
GATTO				
TOTAL				
MOTION CARRIED		APPROVED		

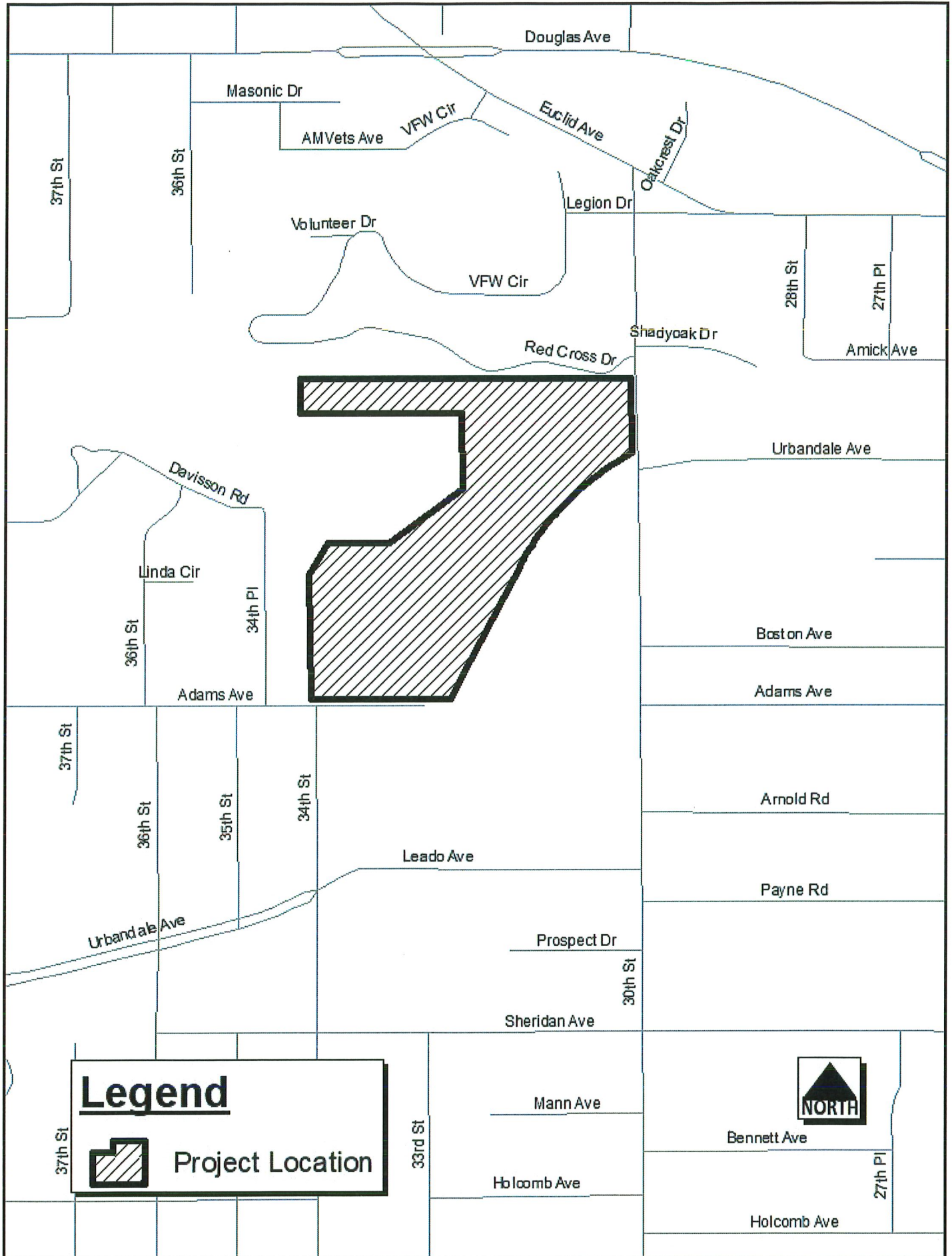
**CERTIFICATE**

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.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



10C



# PROJECT SUMMARY

Beaverdale Park – Stream Enhancement and Stabilization

Activity ID 112024002

On April 21, 2025, under Roll Call No. 25-0623, the Council awarded the contract for the above improvements to TK Grading & Seeding LLC, in the amount of \$98,306.00. Tabulated below is a history of project change orders.

Change Order No.	Initiated By	Description	Amount
1	Engineering	10/28/2025 Addition of 24" pipe for a permanent access crossing and stumps & brush stockpiling.	\$5,141.60
2	Engineering	Adjustment of quantities to the as-built quantities.	\$(21,309.88)
Original Contract Amount			\$98,306.00
Total Change Orders			\$(16,168.28)
Percent of Change Orders to Original Contract			(16.45)%
Total Contract Amount			\$82,137.72



100

Department of Engineering  
City of Des Moines, Iowa

January 12, 2026



## **CERTIFICATION OF COMPLETION**

### **AGENDA HEADING:**

Accepting completed construction and approving final payment for the Beaverdale Park – Stream Enhancement and Stabilization, TK Grading & Seeding LLC.

### **SYNOPSIS:**

Approve the Engineer's Certification of Completion, accept construction of said improvement, and authorize final payment to the contractor.

### **FISCAL IMPACT:**

Amount: \$82,137.72 As-Built Contract Cost

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

### **CERTIFICATION OF COMPLETION:**

On April 21, 2025, under Roll Call No. 25-0623, the City Council awarded a contract to TK Grading & Seeding LLC, Tyler Knudsen, Owner, 421 W Broadway, Ste 302 #161, Council Bluffs, IA 51503 for the construction of the following improvement:

Beaverdale Park – Stream Enhancement and Stabilization, 112024002

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

I hereby certify that the construction of said Beaverdale Park – Stream Enhancement and Stabilization, Activity ID 112024002, has been completed in substantial compliance with the terms of said contract, and I hereby recommend that the work be accepted. The work commenced on August 12, 2025, and was completed on December 2, 2025.

I further certify that \$82,137.72 is the total cost of said improvement, of which \$79,673.59 has been paid the Contractor and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$2,464.13 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573. The amount of completed work is shown on the attached Estimate of Construction Completed.

A handwritten signature in black ink, appearing to read "Steven L. Naber".

Steven L. Naber, P.E.

Des Moines City Engineer

ESTIMATE OF CONSTRUCTION COMPLETED  
FOR WORK DONE FROM 11/26/2025 to 12/2/2025  
FINAL PARTIAL PAYMENT NO. 4

PROJECT: BEAVERDALE PARK - STREAM ENHANCEMENT & STABILIZATION  
CONTRACTOR: TK GRADING & SEEDING LLC

ACTIVITY ID: 11-2024-002  
DATE: 11/25/2025

ITEM NO.	DESCRIPTION	UNIT	QUANTITIES				UNIT PRICE	TOTAL AMOUNT
			ESTIMATED	AUTHORIZED	CONSTRUCTED TO DATE	CONSTRUCTED THIS PERIOD		
1	Excavation Class 13 - Stream and Ravine Work	CY	450.00	450.00	450.00	0.00	\$ 15.00	\$6,750.00
2	Temporary Traffic Control	LS	1.00	1.00	1.00	0.00	\$ 2,500.00	\$2,500.00
3	Warranty - Seeding	LS	1.00	1.00	1.00	0.00	\$ 2,000.00	\$2,000.00
4	Seed (CP23 Flood Prone Mix)	LB	3.00	3.00	3.00	0.00	\$ 66.00	\$198.00
5	Seed (Shady Area Mix)	LB	3.00	2.00	2.00	0.00	\$ 840.00	\$1,680.00
6	Seed, Cover Crop (Oats & Winter Wheat)	LB	48.00	36.00	36.00	0.00	\$ 1.00	\$36.00
7	Site Preparation and Seeding	ACRE	0.80	0.60	0.60	0.00	\$ 4,500.00	\$2,700.00
8	Mulching (Straw)	ACRE	0.33	0.15	0.15	0.00	\$ 4,500.00	\$675.00
9	Temporary Rolled Erosion Control Products (RECP), Type 2.A (AEC Cu	SY	2,130.00	995.56	995.56	0.00	\$ 2.00	\$1,991.12
10	Wattle, Install	LF	65.00	150.00	150.00	0.00	\$ 3.00	\$450.00
11	Rip Rap, Class D Revetment - Rock Riffle	TON	45.00	76.23	76.23	0.00	\$ 75.00	\$5,717.25
12	Rip Rap, Class D Revetment - Vegetated Stone Toe	TON	160.00	33.56	33.56	0.00	\$ 75.00	\$2,517.00
13	Rip Rap, Class D Revetment - Crossing - Cross Vane	TON	120.00	60.26	60.26	0.00	\$ 75.00	\$4,519.50
14	Rip Rap, Class D Revetment - Riprap Apron	TON	65.00	61.71	61.71	0.00	\$ 75.00	\$4,628.25
15	Rip Rap, Class D Revetment - NE Ravine	TON	110.00	87.56	87.56	0.00	\$ 75.00	\$6,567.00
16	Rip Rap, Class D Revetment - SW Ravine	TON	130.00	99.56	99.56	0.00	\$ 75.00	\$7,467.00
17	Stabilized Construction Entrance	SY	55.00	203.00	203.00	0.00	\$ 50.00	\$10,150.00
18	Floating Silt Curtain	LF	30.00	50.00	50.00	0.00	\$ 40.00	\$2,000.00
19	Temporary Construction Fence	LF	1,650.00	350.00	350.00	0.00	\$ 7.00	\$2,450.00
20	Construction Survey	LS	1.00	1.00	1.00	0.00	\$ 6,000.00	\$6,000.00
21	Mobilization	LS	1.00	1.00	1.00	0.00	\$ 6,000.00	\$6,000.00
Change Order Items								
8001	Storm Sewer, Trenched, CMP, 24"	LS	1.00	1.00	1.00	0.00	\$ 1,641.60	\$1,641.60
8002	Clearing and Grubbing	LS	1.00	1.00	1.00	0.00	\$ 3,500.00	\$3,500.00
ORIGINAL CONTRACT AMOUNT			\$	98,306.00				
TOTAL CHANGE ORDERS			\$	(16,168.28)				
ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS			\$	82,137.72				
PARTIAL PAYMENT 1			\$	57,760.83				
PARTIAL PAYMENT 2			\$	16,925.41				
PARTIAL PAYMENT 3			\$	4,987.35				
THIS PARTIAL PAYMENT 4			\$	-				
TOTAL PARTIAL PAYMENTS			\$	79,673.59				
BALANCE			\$	2,464.13				
APPROXIMATE PERCENT COMPLETE				100.0%				

PREPARED BY: Alisha Markuson  
Project Inspector

CHECKED BY: E.M. BL  
Project Engineer

TOTAL	\$82,137.72
RETAINAGE	\$ 2,464.13
TOTAL LESS RETAINAGE	\$ 79,673.59
LESS PREVIOUS PAYMENT	\$ 79,673.59
AMOUNT DUE	\$ -

FINAL PARTIAL PAYMENT NO. 4