



Date February 9, 2026

**ORDERING CONSTRUCTION OF
CHEATOM PARK IMPROVEMENTS
AND FIXING DATE FOR RECEIVING BIDS ON FEBRUARY 24, 2026
AND PUBLIC HEARING ON MARCH 23, 2026;
ENGINEER'S ESTIMATE IS \$380,000**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached communication recommending construction of the following public improvement and the method of financing; and also including the recommendation of the Des Moines City Engineer, as the Engineer, submitting plans, specifications, form of contract documents, and Engineer's estimate of cost for the construction of the following public improvement:

Cheatom Park Improvements, Activity ID 112024023
IDNR Project No. P25AP00733

The improvements include reconstruction of the existing futsal court, reinforced Portland Cement Concrete (PCC) paving, PCC sidewalks, new playground, earthwork, subgrade preparation, modified subbase, acrylic court surfacing, fencing, erosion control, surface restoration, and other incidental items, all in accordance with the contract documents including Plan File No. 679-228/246, located at Cheatom Park, 1100 Day Street, Des Moines, Iowa

be and the same are hereby approved and accepted. The estimated construction cost for said public improvement is \$380,000. The proposed plans, specifications, and form of contract documents are available for public inspection in the Des Moines City Engineer's Office.

BE IT FURTHER RESOLVED: That this Council hereby determines that it is necessary and advisable to construct said public improvement in the manner set forth in the plans, specifications, and form of contract documents submitted by the Engineer; and that payment for the cost of said public improvement shall be paid from the funding source identified below.

BE IT FURTHER RESOLVED: That proposals will be received by the City of Des Moines, at the office of the Des Moines City Clerk until 11:00 a.m. on February 24, 2026, for the construction of said public improvement, and the taking of bids in the manner required by law. Proposals received will be opened at a public meeting presided over by the Engineer in the City Council Chambers, 1st Floor, T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa, at 11:00 a.m. on February 24, 2026, after which the bids together with a bid tabulation and recommendation of the Engineer will be presented to the City Council at its March 23, 2026 meeting for action thereon.

BE IT FURTHER RESOLVED: That a public hearing on said plans, specifications, form of contract documents, and Engineer's estimate of construction cost for said public improvement be held in the City Council Chambers, 1st Floor, T.M. Franklin Cownie City Administration Building, 1200 Locust Street, Des Moines, Iowa, at 5:00 p.m. on March 23, 2026, at which time this Council will consider any objections offered thereto or to the making of said public improvement.



Roll Call Number

Agenda Item Number

9C

Date February 9, 2026

BE IT FURTHER RESOLVED: That an appropriate Notice to Bidders for said public improvement be posted, and Notice of Public Hearing for said public improvement be published in the Des Moines Register, all as provided and directed by Chapter 26 and/or 314, Code of Iowa.

(Council Communication No. 26-041)

Moved by _____ to adopt. Second by _____

FORM APPROVED:

/s/ Glenna K. Frank
Glenna K. Frank
Deputy City Attorney

FUNDS AVAILABLE:

/s/Nickolas J. Schaul
Nickolas J. Schaul
Director of Finance

SLN Funding Source: 2025-26 CIP, Page 88, Park Playground Improvements, PK185, Being: \$145,000 Land and Water Conservation Fund (LWCF) funding from the National Park Service (NPS), \$100,500 anticipated additional LWCF funding from the NPS, and the remaining \$134,500 in G.O. Bonds

| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|----------------|------|------|----------|--------|
| BOESEN | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| BARRON | | | | |
| WESTERGAARD | | | | |
| MANDELBAUM | | | | |
| GATTO | | | | |
| 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

CONSTRUCTION ESTIMATE

DEPARTMENT OF ENGINEERING
CITY OF DES MOINES, IOWA

ACTIVITY ID: 11-2024-023

DATE: 1/21/2026

PROJECT: CHEATOM PARK IMPROVEMENTS

| NO. | DESCRIPTION | ESTIMATED UNITS | | | AMOUNT |
|------|---|-----------------|-------|------------|-------------|
| | | UNIT | TOTAL | UNIT PRICE | |
| 1 * | CLEARING AND GRUBBING | LS | 1 | \$3,500.00 | \$3,500.00 |
| 2 * | TOPSOIL, ON-SITE, 8-IN. DEPTH | CY | 700 | \$18.00 | \$12,600.00 |
| 3 * | TOPSOIL, OFF-SITE | CY | 100 | \$30.00 | \$3,000.00 |
| 4 * | EXCAVATION, CLASS 10 | CY | 335 | \$30.00 | \$10,050.00 |
| 5 * | BELOW GRADE EXCAVATION (CORE OUT) | CY | 50 | \$75.00 | \$3,750.00 |
| 6 * | SUBGRADE PREPARATION, 6-IN. DEPTH | SY | 1,450 | \$8.00 | \$11,600.00 |
| 7 * | SUBBASE, MODIFIED, 4-IN. DEPTH | SY | 450 | \$20.00 | \$9,000.00 |
| 8 * | SUBBASE, MODIFIED, 6-IN. DEPTH | SY | 580 | \$22.00 | \$12,760.00 |
| 9 * | SUBBASE, FINE LEVELING LAYER, 2 IN. DEPTH | TON | 150 | \$65.00 | \$9,750.00 |
| 10 * | SUBDRAIN, 6 INCH, PERFORATED HDPE | LF | 400 | \$40.00 | \$16,000.00 |
| 11 | INTAKE, SW-512 | EA | 2 | \$5,000.00 | \$10,000.00 |
| 12 * | INTAKE ADJUSTMENT, MINOR | EA | 2 | \$3,500.00 | \$7,000.00 |
| 13 * | PCC PAVEMENT, REINFORCED, 6 IN. DEPTH | SY | 600 | \$100.00 | \$60,000.00 |
| 14 * | BEAM CURB, 6 IN. X 18 IN. | LF | 230 | \$75.00 | \$17,250.00 |
| 15 * | REMOVAL OF SIDEWALK | SY | 80 | \$15.00 | \$1,200.00 |
| 16 * | SIDEWALK, PCC, 5 IN. | SY | 385 | \$75.00 | \$28,875.00 |
| 17 * | SIDEWALK, PCC, 5 IN., REINFORCED | SY | 80 | \$140.00 | \$11,200.00 |
| 18 * | DETECTABLE WARNING | SF | 20 | \$50.00 | \$1,000.00 |
| 19 * | PAVEMENT REMOVAL | SY | 830 | \$15.00 | \$12,450.00 |
| 20 * | VAPOR BARRIER, 15 MIL, 2 LAYERS | SY | 1,200 | \$8.00 | \$9,600.00 |
| 21 * | TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL | LS | 1 | \$6,000.00 | \$6,000.00 |

| NO. | DESCRIPTION | ESTIMATED UNITS | | | AMOUNT |
|------|---|-----------------|-------|-------------|---------------------|
| | | UNIT | TOTAL | UNIT PRICE | |
| | | | | | |
| 22 * | SEEDING AND FERTILIZING FOR HYDRAULIC SEEDING, TYPE 1 | AC | 1 | \$7,500.00 | \$7,500.00 |
| 23 * | SEEDING AND FERTILIZING FOR HYDRAULIC SEEDING, TYPE 4 | AC | 1 | \$5,000.00 | \$5,000.00 |
| 24 * | FILTER SOCK, 9 IN. | LF | 500 | \$2.00 | \$1,000.00 |
| 25 * | FILTER SOCK REMOVAL | LF | 500 | \$1.00 | \$500.00 |
| 26 * | SILT FENCE | LF | 300 | \$3.00 | \$900.00 |
| 27 * | SILT FENCE, REMOVAL OF SEDIMENT | EA | 3 | \$500.00 | \$1,500.00 |
| 28 * | SILT FENCE, REMOVAL OF DEVICES | LF | 300 | \$1.00 | \$300.00 |
| 29 * | STABILIZED CONSTRUCTION ENTRANCE | SY | 220 | \$25.00 | \$5,500.00 |
| 30 * | EROSION CONTROL MULCH, HYDROMULCHING, BONDED FIBER MATRIX (BFM) | AC | 0.1 | \$4,000.00 | \$400.00 |
| 31 * | INLET PROTECTION DEVICE, SEDIMENT FILTER BAG | EA | 2 | \$250.00 | \$500.00 |
| 32 * | INLET PROTECTION DEVICE, MAINTENANCE | EA | 2 | \$50.00 | \$100.00 |
| 33 * | FLOW TRANSITION MAT | SF | 60 | \$100.00 | \$6,000.00 |
| 34 * | REMOVAL OF FENCE | LF | 370 | \$15.00 | \$5,550.00 |
| 35 * | TEMPORARY FENCE, CHAIN LINK, 6 FT. HEIGHT | LF | 1,000 | \$30.00 | \$30,000.00 |
| 36 * | TREE PROTECTION FENCE | LF | 200 | \$5.00 | \$1,000.00 |
| 37 * | MOWING | AC | 1 | \$1,000.00 | \$1,000.00 |
| 38 * | MOBILIZATION | LS | 1 | \$17,240.00 | \$17,240.00 |
| 39 * | CONCRETE WASHOUT | LS | 1 | \$2,000.00 | \$2,000.00 |
| 40 * | ACRYLIC COURT SURFACING | SF | 5,850 | \$5.50 | \$32,175.00 |
| 41 * | CONDUIT, 1.5" SCHEDULE 40 PVC, TRENCHED | LF | 210 | \$25.00 | \$5,250.00 |
| | | | | | \$380,000.00 |

Prepared By: Brad Brockman, P.E.

Checked By: _____

* Item does not have to be included in 4-year maintenance bond, but shall be covered by a 1-year maintenance bond.

* Estimate Total= \$281,335.00