



Roll Call Number

26-0528

Agenda Item Number

42

Date April 20, 2026

**PUBLIC HEARING, APPROVING PLANS, SPECIFICATIONS,
FORM OF CONTRACT DOCUMENTS, AND ENGINEER'S ESTIMATE ON
BIRDLAND PARK PHASE 1B IMPROVEMENTS; RECEIVE AND FILE BIDS;
AND DESIGNATION OF LOWEST RESPONSIVE, RESPONSIBLE BIDDER AS
MINTURN, INC., CLINTON M. RHOADS, PRESIDENT, \$8,398,738.65**

WHEREAS, on February 23, 2026, under Roll Call No. 26-0221, 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:

Birdland Park Phase 1B Improvements, Activity ID 112025004
IDNR Project No. 19-01387
IEDA Project No. 26-CAT-001

The improvements include the construction of a Portland Cement Concrete (PCC) parking lot, PCC skate ribbon, playground area, restroom and concessions building, boardwalks, playground surfacing, storm sewer pipe, storm sewer manholes, storm sewer intakes, bioretention cells and plantings, granular subbase, PCC sidewalks and trail, grading, electrical work, pavement markings, erosion control, surface restoration and other incidental items, all in accordance with the contract documents including Plan File No. 671-184/297, located at Birdland Park, west of Saylor Road, 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 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
- Edge Commercial, LLC, Grimes, IA
- Reilly Construction Co., Inc., Ossian, IA
- Lloyd Construction Company, Sioux Falls, SD - Bid not read (Bidder did not use applicable proposal forms)

which were received and 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 March 24, 2026. Said bids and the attached tabulation of bids for said improvement be and are hereby received and filed.



Roll Call Number

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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 \$8,398,738.65, 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. 26-145 attached)

Moved by Westergaard to adopt. Second by Simonson

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 90, Birdland Park and Marina, PK189, Being: \$800,000 Anticipated Value Engineering, \$4,806,038 Land Water Conservation Funding (LWCF) Outdoor Recreation Legacy Partnership (ORLP) Grant, \$500,000 Anticipated HUD Project Funding, \$350,000 Community Attraction and Tourism (CAT) Grant, \$150,000 Iowa Department of Agriculture and Land Stewardship (IDALS) Water Quality Initiative (WQI) Cost-Share Grant, \$10,000 Friends of Des Moines Parks, \$1,782,701 Local Option Sales and Service Tax and General Obligation Bonds.

Table with 5 columns: COUNCIL ACTION, YEAS, NAYS, PASS, ABSENT. Rows include BOESEN, SIMONSON, VOSS, BARRON, WESTERGAARD, MANDELBAUM, GATTO, and TOTAL.

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.

MOTION CARRIED APPROVED

Signature of Connie Bowen

Mayor

Signature of Laura Baumgartner

City Clerk