



Item # 4A  
Date: 6/9/2025

► 8710 Earhart Lane SW  
Cedar Rapids, IA 52404  
Main 319.841.4000 + Fax 713.965.0044  
► [HRGREEN.COM](http://HRGREEN.COM)

June 4, 2025

Jordan Cook  
City Administrator  
City of Nevada  
1209 6<sup>th</sup> Street  
Nevada, IA 50201

Re: Nevada, IA – Oak Park Estates Trail  
Recommendation of Bid Award  
HR Green Project No. 2502027

Dear Jordan,

Bids were received on June 3, 2025, for construction of the above referenced project. I have enclosed a copy of the tabulation of the bids received. All bids have been reviewed for completeness and accuracy.

The bids received are as follows for the base bid:

Contractor	City, State	Bid Amount
JC Midwest Services	Saint Charles, IA	\$236,288.80
TK Concrete	Pella, IA	\$228,801.00
MidState Solution	Baxter, IA	\$220,950.00
Manatt's	Ames, IA	\$223,391.00
TK Grading	Maxwell, IA	\$226,577.50

The contract is to be awarded on the base bid, however, the City reserves the right to switch out retaining wall types if desired. An alternate retaining wall bid was requested:

Contractor	City, State	Bid Amount
JC Midwest Services	Saint Charles, IA	\$25,410.00
TK Concrete	Pella, IA	\$29,040.00
MidState Solution	Baxter, IA	\$21,780.00
Manatt's	Ames, IA	\$21,780.00
TK Grading	Maxwell, IA	\$42,350.00

The apparent low bidder is MidState Solution, LLC of Baxter, Iowa. The bid from MidState Solution, LLC of Baxter, Iowa, is approximately 4% below the Engineer's Opinion of Probable Cost.

The bids have been reviewed for accuracy and is recommended for award.

Please let me know if you have any questions or comments.

Sincerely,

**HR GREEN, INC.**

**Brandon L. Mickelson, PE**  
Project Manager

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HR Green, Inc.  
8710 Earhart Lane SW  
Cedar Rapids, IA 52404-8947

Project:	City of Nevada / Oak Park Estates Trail	Engineer: Bld Rec'd POC:	BLM 5 KJE	Midstate Solution LLC		Manatts		TK Concrete, Inc.		JC Midwest Services		TK Grading & Seeding	
				Bid Bond Bidder Status Form Addendum No. 1	Amount	Unit Price	Amount	Unit Price	Amount	Bid Bond Bidder Status Form Addendum No. 1	Amount	Unit Price	Amount
BASE BID Item No.	DESCRIPTION			UNIT	QTY	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	CLEARING AND GRUBBING			LS	1	\$ 2,500.00	\$ 2,500.00	\$ 20,000.00	\$ 750.00	\$ 5,000.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
2	TOPSOIL, ON-SITE			CY	552	\$ 18.00	\$ 9,936.00	\$ 23.75	\$ 13,110.00	\$ 12.50	\$ 6,900.00	\$ 10.00	\$ 5,520.00
3	EXCAVATION, CLASS 10			CY	237	\$ 3,555.00	\$ 846,615.00	\$ 73.00	\$ 17,301.00	\$ 12.00	\$ 2,844.00	\$ 13.00	\$ 3,081.00
4	GRANULAR STABILIZATION			SY	100	\$ 65.00	\$ 6,500.00	\$ 29.25	\$ 2,925.00	\$ 25.00	\$ 2,500.00	\$ 20.00	\$ 2,000.00
5	SUBBASE, MODIFIED, 6"			SY	1435	\$ 14.00	\$ 20,090.00	\$ 12.75	\$ 18,296.25	\$ 10.00	\$ 14,350.00	\$ 13.00	\$ 18,655.00
6	VALVE BOX EXTENSION			EA	1	\$ 250.00	\$ 250.00	\$ 900.00	\$ 1,250.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
7	CURB AND GUTTER REMOVAL AND REPLACEMENT			LF	40	\$ 93.00	\$ 3,720.00	\$ 67.85	\$ 2,714.00	\$ 62.50	\$ 2,500.00	\$ 60.00	\$ 2,400.00
8	SHARED USE PATH, HMA, 6"			SY	1093	\$ 48.00	\$ 52,464.00	\$ 36.75	\$ 40,167.75	\$ 72.50	\$ 79,242.50	\$ 50.00	\$ 54,550.00
9	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATHS			SY	1435	\$ 6.00	\$ 8,610.00	\$ 3.50	\$ 5,022.50	\$ 1.70	\$ 2,439.50	\$ 4.00	\$ 5,740.00
10	SIDEWALK, PCC, 6"			SF	87	\$ 35.00	\$ 3,045.00	\$ 65.75	\$ 5,721.75	\$ 65.00	\$ 5,857.50	\$ 54.00	\$ 4,716.00
11	DETECTABLE WARNING			SF	87	\$ 124.30	\$ 10,712.10	\$ 49.72	\$ 4,292.64	\$ 45.00	\$ 3,915.00	\$ 50.00	\$ 4,350.00
12	FULL DEPTH PATCHES, PCC, 7"			LS	40	\$ 5,990.00	\$ 239,600.00	\$ 1,000.00	\$ 40,000.00	\$ 2,000.00	\$ 80,000.00	\$ 90.00	\$ 3,600.00
13	TEMPORARY TRAFFIC CONTROL			AC	0.5	\$ 4,300.00	\$ 2,150.00	\$ 5,950.00	\$ 2,975.00	\$ 5,300.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
14	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING			LF	2300	\$ 2.25	\$ 5,175.00	\$ 4,975.00	\$ 11,442.50	\$ 2,100.00	\$ 4,830.00	\$ 2,500.00	\$ 5,750.00
15	WATTLIES, 12", INSTALLATION			LF	2300	\$ 0.25	\$ 575.00	\$ 0.25	\$ 575.00	\$ 0.50	\$ 1,150.00	\$ 0.25	\$ 575.00
16	WATTLIES, 12", REMOVAL			SF	605	\$ 74.00	\$ 44,770.00	\$ 96.00	\$ 58,272.00	\$ 94.00	\$ 56,270.00	\$ 105.00	\$ 63,525.00
17	SEGMENTAL BLOCK RETAINING WALL, ROSETTA OUTCROPPING			LF	105	\$ 232.00	\$ 24,360.00	\$ 120.00	\$ 12,600.00	\$ 308.00	\$ 32,340.00	\$ 100.00	\$ 10,500.00
18	SAFETY RAIL, POWDER COATED BLACK			LS	1	\$ 5,250.00	\$ 5,250.00	\$ 6,000.00	\$ 6,000.00	\$ 5,500.00	\$ 5,500.00	\$ 9,000.00	\$ 9,000.00
19	CONSTRUCTION SURVEY			LS	1	\$ 7,500.00	\$ 7,500.00	\$ 15,000.00	\$ 15,000.00	\$ 18,620.80	\$ 18,620.80	\$ 13,600.00	\$ 13,600.00
20	MOBILIZATION			LS	1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal - Base Bid						\$	\$ 220,950.00	\$	\$ 223,391.00	\$	\$ 228,801.00	\$	\$ 236,288.80

Alternate 1	B-1	DESCRIPTION	UNIT	QTY	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
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RESOLUTION NO. 098 (2024/2025)

Resolution finally approving and confirming plans, specifications, forms of contract and estimate of cost for the Oak Park Estates Trail

WHEREAS, the City Council of the City of Nevada, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed Oak Park Estates Trail (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on June 9, 2025;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, and the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved June 9, 2025.

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Ryan Condon, Mayor

Attest:

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Kerin Wright, City Clerk

The Mayor announced that bids for the construction of the Oak Park Estates Trail had been received before 10:00 a.m., on June 3, 2025, in the office of the City Clerk, City Hall, Nevada, Iowa, and that on the same day, at the same time, at the same place, such bids had been opened and read, and that this was the time and place set for the consideration of such bids.

Thereupon, the results of the bidding were reported, and HR Green, Inc. (the "Project Engineers") made their recommendations thereon to the City Council. The bids received for the construction of the Oak Park Estates Trail are as follows:

<u>Name and Address of Bidder</u>	<u>Amount of Bid</u>
<b>BASE BID:</b>	
JC Midwest Services, Saint Charles, IA	\$236,288.80
TK Concrete, Pella, IA	\$228,801.00
MidState Solution, Baxter, IA	\$220,950.00
Manatt's, Ames, IA	\$223,391.00
TK Grading, Maxwell, IA	\$226,577.50
<b>ALTERNATE RETAINING WALL BID:</b>	
JC Midwest Services, Saint Charles, IA	\$25,410.00
TK Concrete, Pella, IA	\$29,040.00
MidState Solution, Baxter, IA	\$21,780.00
Manatt's, Ames, IA	\$21,780.00
TK Grading, Maxwell, IA	\$42,350.00

**See Attached Bid Tab for Details**

RESOLUTION NO. 099 (2024/2025)

Resolution awarding contract for the Oak Park Estates Trail

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Nevada, Iowa, and as required by law, bids and proposals were received by this Council for the Oak Park Estates Trail (the "Project"); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contracts for the Project;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Nevada, Iowa, as follows:

Section 1. The bids for the Project submitted by the following contractors are fully responsive to the plans and specifications for the Project, are heretofore approved by the City Council, and are the lowest responsible bids received, such bids being as follows:

**Oak Park Estates Trail:**

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
MidState Solution	\$220,950.00
107 Harrison Dr	
Baxter, IA 50028	

Section 2. The contracts for the Project are hereby awarded to such contractors at the total estimated costs set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contracts to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications and the terms of the bidders' written proposals.

Section 3. The Mayor and City Clerk are hereby authorized and ordered to enter into a written contract with each of the said contractors for the Project, but only after each contractor submits the performance and/or payment bonds which are required by the contract documents, and after the Project Engineers submit a written determination that such surety bonds and the other contract documents are satisfactory. No additional City Council action shall be required to approve the executed contracts or surety bonds.

Section 4. The amount of each contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.



**NOTICE OF AWARD**

TO: MidState Solution LLC  
107 Harrison Dr  
Baxter, IA 50028

The extent of Work on this project is the furnishing of all labor, equipment, and materials for the construction of the Oak Park Estates Trail for the City of Nevada, Iowa (Owner), generally described as follows:

This project includes all materials, equipment, transportation and labor necessary for the construction of a trail between 6<sup>th</sup> Street and 8<sup>th</sup> Street in Nevada, Iowa. Project items include excavation, 6" thick HMA pavement, PCC curb ramps, retaining walls, traffic control, restoration, and associated work. Specific project location along with the kind and approximate quantity of materials to be used shall be as set forth in the Plans and Specifications.

Jurisdiction has considered the Bid submitted by you for the above-described Work.

You are hereby notified that your Base Bid has been accepted for items in the amount of Two Hundred Twenty Thousand Nine Hundred Fifty dollars, (\$220,950.00). The alternate will not be used.

As specified in the General Conditions, you are required to execute the Agreement and furnish the required Contractor's Performance, Payment, and Maintenance Bond, and Certificates of Insurance within 10 calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish said Bonds within 10 calendar days after the date of receipt of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner's acceptance of your Bid as abandoned and as a forfeiture of your Bid Bond. The Owner will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the Owner.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2025

**City of Nevada, Iowa**

By \_\_\_\_\_

Title \_\_\_\_\_

**ACCEPTANCE OF NOTICE**

Receipt of the above NOTICE OF AWARD is hereby acknowledged by:

MidState Solution, LLC

this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By \_\_\_\_\_