

COUNCIL COMMUNICATION

	Number:	26-052	Meeting:	February 23, 2026
	Agenda Item:	43	Roll Call:	26-0265
	Submitted by:	Steven L. Naber, P.E., City Engineer		

AGENDA HEADING:

Hearing on E Locust Streetscape Repair from Des Moines River to East 7th Street: Resolution approving plans, specifications, form of contract documents, engineer's estimate, receive and file bids, and designating lowest responsible bidder as InRoads, LLC, Joseph J. Manatt, CEO, \$1,590,789.

SYNOPSIS:

This is a public hearing to allow for public input on the East Locust Streetscape Repair from Des Moines River to E 7th Street and take the necessary actions as required by Iowa Code to authorize a contract for construction of the proposed project.

This project will make repairs to the streetscape along East Locust Street, including:

- Replacing 91 county plaques (all except eight county plaques in front of Staybridge Suites).
- Removing settled or defective brick banding.
- Replacing defective sidewalk sections at select locations.
- Replacing existing Americans with Disabilities Act (ADA)-compliant sidewalk curb ramps.
- Resurfacing the street by milling the top couple of inches of asphalt and paving a new hot-mix asphalt surface.
- Removing defective bicycle racks.
- East 4th Street and East Locust Street Intersection Improvements – removing the existing traffic signals, adding curb extensions (bumpouts) at all four (4) intersection corners to shorten pedestrian crossing distances, and adding an all-way stop control (four stop signs) at the intersection.
- East 7th Street and East Locust Street Intersection Improvements – removing the existing traffic signals, adding curb extensions (bumpouts) at all corners of the intersection to shorten pedestrian crossing distances, and adding an all-way stop control (three stop signs) at the intersection.

FISCAL IMPACT:

Amount: \$1,590,789 Construction Contract (\$1,850,000 City Engineer's Estimate)

Funding Source: 2025-26 CIP, Page 141, East Locust Streetscape, ST297

ADDITIONAL INFORMATION:

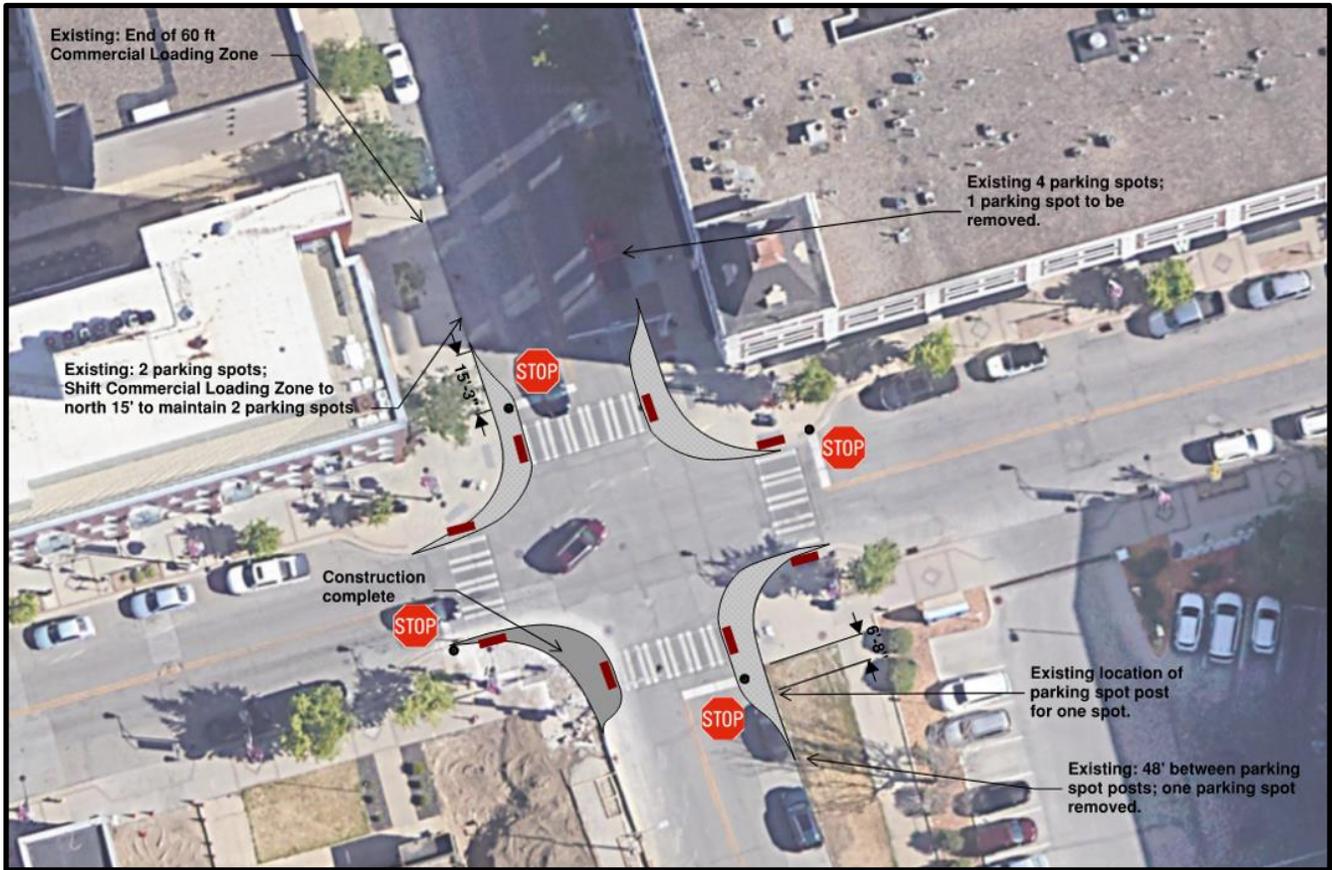
- On January 12, 2026, under Roll Call No. 26-0014, the City Council received and filed plans, specifications, form of contract documents, and City Engineer's estimate for the construction of the East Locust Streetscape Repair from Des Moines River to East 7th Street. Before the City Council can enter into a contract, it must hold a public hearing and approve the proposed plans, specifications, and form of contract documents and engineer's estimate for the construction of the East Locust Streetscape Repair from Des Moines River to East 7th Street, Activity ID 04-2022-003. The improvement includes removals, Portland Cement Concrete (PCC) curb, PCC sidewalks, county name plaque relocation and replacement, full-depth patches, Hot-Mix Asphalt (HMA) milling and overlay, traffic control, pavement markings, sign installation, erosion control, restoration, seeding, and other associated work, all in accordance with the contract documents including Plan File No. 679-001/043, located along East Locust Street from the Des Moines River to East 7th Street.
- Sealed bids for said improvement were submitted by the following bidders:
 - InRoads, LLC, Des Moines, IA - Low Bid
 - Caliber Concrete, LLC, Adair, IA
 - MPS Engineers, P.C. dba Kingston Services, P.C., Des Moines, IA
 - Ti-Zack Concrete, Inc., Le Center, MN
 - TK Concrete, Inc., Pella, IA
- The bids were received and opened at a public meeting presided over by the City Engineer in the City Council Chambers, 2nd Floor, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa at 11:00 a.m. on January 27, 2026.
- The City Engineer has determined that the lowest responsive, responsible bid for the construction of said improvement was submitted by InRoads, LLC (4761 NE 20th Lane, Des Moines, IA, 50313; Joseph J. Manatt, CEO) in the amount of \$1,590,789, and said bid should be accepted. The Finance Director has determined that funds are available for said improvement as stated above.
- This project is anticipated to begin in spring 2026 and be completed in fall 2026.
- The East Locust Street Streetscape in Historic East Village was originally constructed in 2001 and 2002. A few of the county plaques are missing and several county plaques are broken and/or are illegible. Sections of sidewalk along the streetscape have defects and need replacement. Sections of brick pavers are damaged or have settled.
- This past summer, the City updated the existing decorative street and pedestrian lighting by replacing the light fixtures with new LED light fixtures that are much easier to maintain, repairing the light pole bases, and painting the light poles.



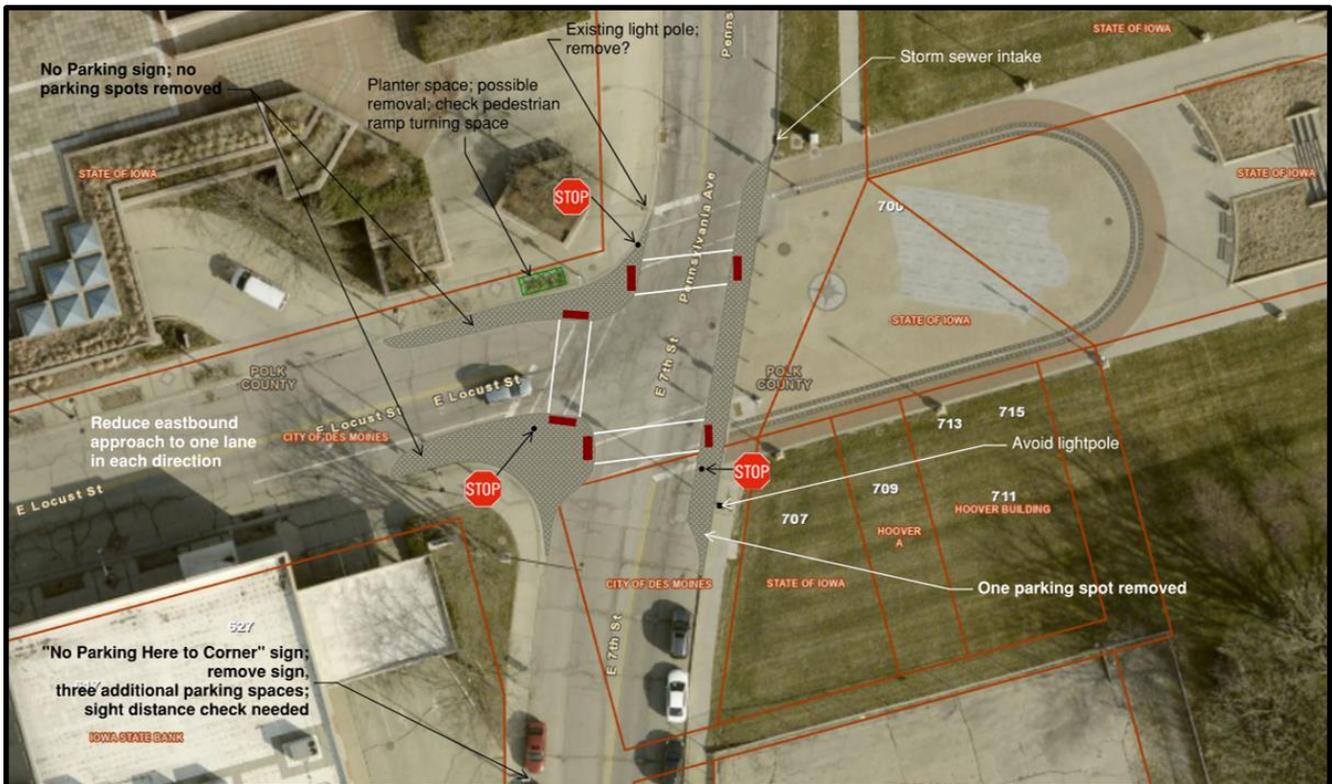
Above Left Image: Existing settled brick banding, sidewalk and county plaque

Above Right Image: Proposed brick banding removed and sidewalk replacement with new county plaque

- A public open house was held on Wednesday, May 28, 2025, from 3:00PM to 6:00PM at the Walnut Creek Community Church at 301 East Locust Street to allow the public to review the plans for the proposed streetscape improvements.
- City Engineering staff also presented the project improvements at the Historic East Village Neighborhood Association Board Meeting on July 21, 2025.
- This project also includes making the following intersection improvements (see graphics included below):
 - East 4th Street and East Locust Street – removing the existing traffic signals, adding curb extensions (bumpouts) at all four (4) intersection corners to shorten pedestrian crossing distances, and adding all-way stop control (four stop signs) at the intersection.
 - East 7th Street and East Locust Street – removing the existing traffic signals, adding curb extensions (bumpouts) at all corners of the intersection to shorten pedestrian crossing distances, and adding all-way stop control (three stop signs) at the intersection.



Above Graphic: Proposed intersection improvements at East Locust Street and East 4th Street



Above Graphic: Proposed intersection improvements at East Locust Street and East 7th Street

PREVIOUS COUNCIL ACTION(S):

Date: January 12, 2026

Roll Call Number: [26-0014](#)

Action: Ordering construction of the following:

- (B) [E. Locust Streetscape Repair from Des Moines River to East 7th Street: Receiving of bids, \(1-27-26\) and Setting date of hearing, \(2-23-26\), Engineer's estimate, \\$1,750,000. \(Council Communication No. 26-009\)](#) Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S): NONE

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS:

- Partial payments to the contractor and final acceptance of work.

For more information on this and other agenda items, please call the City Clerk's Office at 515-283-4209 or visit the Clerk's Office on the second floor of T.M. Franklin Cownie City Administration Building, 1200 Locust Street. Council agendas are available to the public at the City Clerk's Office on Thursday afternoon preceding Monday's Council meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email to cityclerk@dmgov.org.