



Roll Call Number

Agenda Item Number

11B

Date October 20, 2025

**APPROVING COMPLETION AND ACCEPTANCE OF THE PAVING IMPROVEMENTS
SET FORTH IN AND CONSTRUCTED PURSUANT TO PRIVATE CONSTRUCTION
CONTRACT, 1301 MULBERRY STREET, BETWEEN LLOYD CONSTRUCTION COMPANY
AND 13TH & MULBERRY MULTIFAMILY, LLC**

WHEREAS, on March 4, 2024 under Roll Call No. 24-0311, the City Council approved a private construction contract in the amount of \$45,100.00, between Lloyd Construction Company, Chris Thorkelson, President, 150 E 4th Place, Suite 600, Sioux Falls, SD, 57104, as Contractor, and 13th & Mulberry Multifamily, LLC, Chris Thorkelson, President, 150 E 4th Pl, Suite 600, Sioux Falls, SD, 57104, as Owner, for construction of Paving Improvements to serve The Deco, located at 1301 Mulberry Street as shown on Plan File No. 646-169/176, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer acknowledging the completion and recommending the acceptance of the construction of said Paving Improvements in the amount of \$45,100.00, which have been constructed in substantial compliance with the contract documents between Lloyd Construction Company and 13th & Mulberry Multifamily, LLC, which were approved under Roll Call No. 24-0311, dated March 4, 2024, be received and filed; and that completion of said Paving Improvements described as Paving Improvements to serve The Deco, located at 1301 Mulberry Street as shown on Plan File No. 646-169/176, is hereby acknowledged and that said Paving Improvements are hereby accepted.

Activity ID: 062023101

Moved by _____ to adopt. Second . by _____

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank

Deputy City Attorney



Funding Source: All project costs are to be paid by the Owner(s), 13th & Mulberry Multifamily, LLC

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
BOESEN				
COLEMAN				
GATTO				
MANDELBAUM				
SIMONSON				
VOSS				
WESTERGAARD				
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



THE DECO - 1301 Mulberry Street

ACTIVITY ID 06-2023-101

October 20, 2025

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Approving completion and recommending acceptance of the Private Construction Contract for Paving Improvements at 1301 Mulberry Street, between Lloyd Construction Company and 13th & Mulberry Multifamily, LLC.

SYNOPSIS:

Approve the Des Moines City Engineer's Certification of Completion, acknowledge the completion and accept construction of said improvement.

FISCAL IMPACT:

Amount: \$45,100.00 As-Built Contract Cost

Funding Source: No Cost to the City of Des Moines; all costs are to be paid by the Owner, 13th & Mulberry Multifamily, LLC

CERTIFICATION OF COMPLETION:

On March 4, 2024, under Roll Call No. 24-0311, the City Council approved a private construction contract in the amount of \$45,100.00, between Lloyd Construction Company, Chris Thorkelson, President, 150 E 4th Place, Suite 600, Sioux Falls, SD 57104 - as Contractor, and 13th & Mulberry Multifamily, LLC, Chris Thorkelson, President, 150 E 4th Pl, Suite 600, Sioux Falls, SD, 57104, as Owner for construction of Paving Improvements described as Paving Improvements to serve The Deco, located at 1301 Mulberry Street as shown on Plan File No. 646-169/176, and granted permission to the parties of said contract to construct these improvements in accordance with the contract documents and subject to the inspection and approval of the Des Moines City Engineer.

I hereby certify that the construction of said Paving Improvements described as Paving Improvements to serve The Deco, located at 1301 Mulberry Street as shown on Plan File No. 646-169/176, Activity ID 062023101, has been completed in substantial compliance with the contract documents between Lloyd Construction Company and 13th & Mulberry Multifamily, LLC, which were approved under Roll Call No. 24-0311, dated March 4, 2024 and I hereby recommend that the above Paving Improvements be accepted.

I further certify that the amount of completed Paving Improvements is \$45,100.00.



Steven L. Naber, P.E.
Des Moines City Engineer

ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA

ESTIMATE OF CONSTRUCTION COMPLETED
FINAL

Project Name	<u>The Deco – 1301 Mulberry Street</u>	Activity ID	<u>06-2023-101</u>
Location	<u>1301 Mulberry Street</u>	Plan No.	<u>646-169/176</u>
From	<u> </u>	To	<u> </u>
		Date	<u>September 23, 2025</u>

ITEM	DESCRIPTION	ESTIMATED UNITS	UNITS CONSTRUCTED TO DATE	BID UNIT PRICE	AMOUNT
1	7" P.C.C. Pavement	5,654 sf			
2	Integral Curb & Gutter	25 lf			
3	Minor Adjust Structure to Grade	3 ea			
4	Concrete Removal	2,639 sf			
5	Asphalt Removal	2,725 sf			
6	Full Depth Saw Cut	366 lf			
7	Gravel Removal	36 lf			
8	Silt Fence	45 lf			
9	Construction Entrance	1 ea			
10	Concrete Washout	1 ea			
11	Inlet Protection	3 ea			
Total Construction Cost					<u>\$45,100.00</u>

PREPARED BY

