



Roll Call Number

Agenda Item Number

10 A

Date January 26, 2026

**ACCEPTING COMPLETED CONSTRUCTION AND APPROVING FINAL PAYMENT FOR
41ST STREET AND BEAVER AVENUE INTERSECTION IMPROVEMENTS,
INROADS, LLC**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DES MOINES, IOWA: That the attached report of the Des Moines City Engineer, showing the cost of the construction of the 41st Street and Beaver Avenue Intersection Improvements, Activity ID 062023003 ("Project"), in accordance with the contract approved on December 9, 2024, under Roll Call No. 24-1669, between InRoads, LLC, Joseph J. Manatt, CEO, 4761 NE 20th Lane, Des Moines, IA, 50313, and the City of Des Moines, and recommending the acceptance thereof, be and the same is hereby approved, and the construction of the Project is accepted.

BE IT FURTHER RESOLVED: That \$571,121.70 is the total cost, of which \$553,988.05 has been paid the Contractor, and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$17,133.65 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573.

BE IT FURTHER RESOLVED: That the Director of Finance be and is hereby authorized to release said retainage if suit is not filed as above provided.

Moved by _____ to adopt. Second by _____

FORM APPROVED:

FUNDS AVAILABLE:

/s/ Glenna K. Frank

/s/ Nickolas J. Schaul

Glenna K. Frank
Deputy City Attorney

Nickolas J. Schaul
Director of Finance

Funding Source: 2025-26 CIP, Page 137, 41st Street & Beaver Avenue, ST292, Being: \$450,000 (Max) in Iowa DOT Traffic Safety Improvement Funds under CS-TSF-1945(875)--85-77 and the remaining \$121,121.70 in G.O. Bonds

SLN
pw

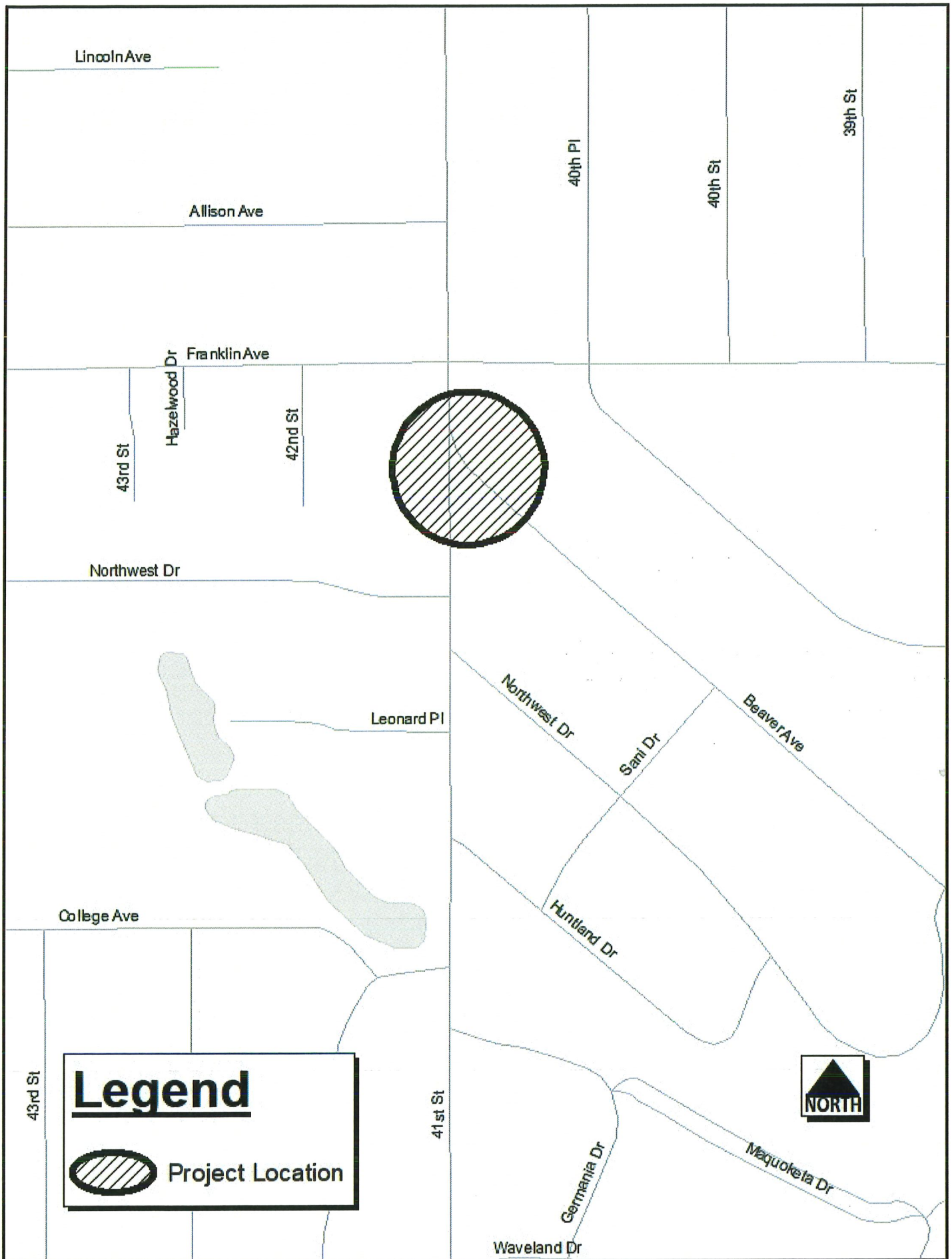
| COUNCIL ACTION | YEAS | NAYS | PASS | ABSENT |
|------------------------------|------|----------|------|--------|
| BOESEN | | | | |
| BARRON | | | | |
| GATTO | | | | |
| MANDELBAUM | | | | |
| SIMONSON | | | | |
| VOSS | | | | |
| WESTERGAARD | | | | |
| TOTAL | | | | |
| MOTION CARRIED | | APPROVED | | |
| <div></div> <div>Mayor</div> | | | | |

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



PROJECT SUMMARY

41st Street and Beaver Avenue Intersection Improvements

Activity ID 062023003

On December 9, 2024, under Roll Call No. 24-1669, the Council awarded the contract for the above improvements to InRoads, LLC, in the amount of \$545,975.50. Tabulated below is a history of project change orders.

| Change Order No. | Initiated By | Description | Amount |
|---------------------|--------------|--|--------------|
| 1 | Engineering | | \$25,146.20 |
| | | Adjustment of quantities to the as-built quantities and additional mobilization for extra driveway work. | |
| | | Original Contract Amount | \$545,975.50 |
| | | Total Change Orders | \$25,146.20 |
| | | Percent of Change Orders to Original Contract | 4.61% |
| | | Total Contract Amount | \$571,121.70 |

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Department of Engineering
City of Des Moines, Iowa



January 26, 2026

CERTIFICATION OF COMPLETION

AGENDA HEADING:

Accepting completed construction and approving final payment for the 41st Street and Beaver Avenue Intersection Improvements, InRoads, LLC.

SYNOPSIS:

Approve the Engineer's Certification of Completion, accept construction of said improvement, and authorize final payment to the contractor.

FISCAL IMPACT:

Amount: \$571,121.70 As-Built Contract Cost

Funding Source: 2025-26 CIP, Page 137, 41st Street & Beaver Avenue, ST292, Being: \$450,000 (Max) in Iowa DOT Traffic Safety Improvement Funds under CS-TSF-1945(875)--85-77 and the remaining \$121,121.70 in G.O. Bonds

CERTIFICATION OF COMPLETION:

On December 9, 2024, under Roll Call No. 24-1669, the City Council awarded a contract to InRoads, LLC, Joseph J. Manatt, CEO, 4761 NE 20th Lane, Des Moines, IA 50313 for the construction of the following improvement:

41st Street and Beaver Avenue Intersection Improvements, 062023003

The improvement includes Portland Cement Concrete (PCC) pavement, Hot Mix Asphalt (HMA) paving, PCC curb and gutter, pavement removals, earthwork, pavement markings, traffic control, erosion control, and surface restoration, all in accordance with the contract documents including Plan File No. 666-001/044, located at 41st Street and Beaver Avenue in Des Moines, Iowa

I hereby certify that the construction of said 41st Street and Beaver Avenue Intersection Improvements, Activity ID 062023003, has been completed in substantial compliance with the terms of said contract, and I hereby recommend that the work be accepted. The work commenced on April 7, 2025, and was completed on December 22, 2025.

I further certify that \$571,121.70 is the total cost of said improvement, of which \$553,988.05 has been paid the Contractor and \$0.00 is now due and is hereby approved as final partial payment for the above project, the remaining balance of \$17,133.65 is to be paid at the end of thirty days, with funds retained for unresolved claims on file in accordance with Iowa Code Chapter 573. The amount of completed work is shown on the attached Estimate of Construction Completed.

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

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**ENGINEERING DEPARTMENT
CITY OF DES MOINES, IOWA**



ESTIMATE OF CONSTRUCTION COMPLETED
FOR WORK DONE FROM 12/31/2025 to 1/7/2026
FINAL PARTIAL PAYMENT NO. 5

PROJECT: 41ST STREET AND BEAVER AVENUE INTERSECTION IMPROVEMENTS
CONTRACTOR: INROADS, LLC

ACTIVITY ID: 06-2023-003
DATE: 1/7/2026

| ITEM NO. | DESCRIPTION | UNIT | QUANTITIES | | | | UNIT PRICE | TOTAL AMOUNT |
|----------|---|------|------------|------------|---------------------|-------------------------|--------------|--------------|
| | | | ESTIMATED | AUTHORIZED | CONSTRUCTED TO DATE | CONSTRUCTED THIS PERIOD | | |
| 1 | CLEARING AND GRUBBING | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 22,000.00 | \$22,000.00 |
| 2 | TOPSOIL, OFF-SITE | CY | 370.00 | 370.00 | 370.00 | 0.00 | \$ 50.00 | \$18,500.00 |
| 3 | CLASS 10 EXCAVATION | CY | 675.00 | 675.00 | 675.00 | 0.00 | \$ 15.00 | \$10,125.00 |
| 4 | BELOW GRADE EXCAVATION (CORE OUT) | CY | 150.00 | 293.00 | 293.00 | 0.00 | \$ 20.00 | \$5,860.00 |
| 5 | SUBGRADE PREPARATION, 6 IN. | SY | 1,140.00 | 1,140.00 | 1,140.00 | 0.00 | \$ 3.50 | \$3,990.00 |
| 6 | SUBGRADE TREATMENT, GEOGRID | SY | 1,140.00 | 1,140.00 | 1,140.00 | 0.00 | \$ 3.50 | \$3,990.00 |
| 7 | SUBBASE, MODIFIED | TONS | 360.00 | 1,118.00 | 1,118.00 | 0.00 | \$ 55.00 | \$61,490.00 |
| 8 | REMOVALS, AS PER PLAN | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 10,635.00 | \$10,635.00 |
| 9 | MANHOLE ADJUSTMENT, MINOR | EACH | 2.00 | 2.00 | 2.00 | 0.00 | \$ 2,880.00 | \$5,760.00 |
| 10 | CURB AND GUTTER, 2.5 FT, 9 IN | LF | 500.00 | 510.00 | 510.00 | 0.00 | \$ 39.60 | \$20,196.00 |
| 11 | CURB & GUTTER, 5.5 FT, 9 IN | LF | 221.00 | 225.00 | 225.00 | 0.00 | \$ 66.00 | \$14,850.00 |
| 12 | HMA BASE COURSE, HT, PG 58-28H (3/4" MIX) | TONS | 250.00 | 314.00 | 314.00 | 0.00 | \$ 122.00 | \$38,308.00 |
| 13 | HMA INTERMEDIATE COURSE, HT, PG 58-28H (1/2" MIX) | TONS | 65.00 | 0.00 | 0.00 | 0.00 | \$ 122.00 | \$0.00 |
| 14 | HMA SURFACE COURSE, HT, PG 58-28H (1/2" MIX) | TONS | 600.00 | 431.84 | 431.84 | 0.00 | \$ 125.00 | \$53,980.00 |
| 15 | REMOVAL OF SIDEWALK, SHARED USE PATH OR DRIVEWAY | SY | 1,505.00 | 1,543.00 | 1,543.00 | 0.00 | \$ 12.00 | \$18,516.00 |
| 16 | SIDEWALK, PCC, 5 IN. | SY | 345.00 | 405.77 | 405.77 | 0.00 | \$ 45.00 | \$18,259.65 |
| 17 | SIDEWALK, PCC, 6 IN. | SY | 21.00 | 21.45 | 21.45 | 0.00 | \$ 65.00 | \$1,394.25 |
| 18 | DETECTABLE WARNING | SF | 30.00 | 30.00 | 30.00 | 0.00 | \$ 50.00 | \$1,500.00 |
| 19 | DRIVEWAY, PCC, 6 IN. | SY | 132.00 | 0.00 | 0.00 | 0.00 | \$ 56.00 | \$0.00 |
| 20 | DRIVEWAY, PCC, 7 IN. | SY | 516.00 | 756.00 | 756.00 | 0.00 | \$ 60.00 | \$45,360.00 |
| 21 | MILLING | SY | 2,210.00 | 2,441.00 | 2,441.00 | 0.00 | \$ 5.10 | \$12,449.10 |
| 22 | PAVEMENT REMOVAL | SY | 1,225.00 | 1,225.00 | 1,225.00 | 0.00 | \$ 12.00 | \$14,700.00 |
| 23 | TEMPORARY GRANULAR SURFACING | TON | 300.00 | 270.00 | 270.00 | 0.00 | \$ 65.00 | \$17,550.00 |
| 24 | PAINTED PAVEMENT MARKINGS, SOLVENT/WATERBORNE | STA | 33.30 | 33.30 | 33.30 | 0.00 | \$ 55.00 | \$1,831.50 |
| 25 | PAINTED PAVEMENT MARKINGS, DURABLE | STA | 3.10 | 3.10 | 3.10 | 0.00 | \$ 180.00 | \$558.00 |
| 26 | PAVEMENT MARKINGS, THERMOPLASTIC | STA | 33.30 | 33.30 | 33.30 | 0.00 | \$ 430.00 | \$14,319.00 |
| 27 | PAINTED SYMBOLS AND LEGEND, SOLVENT/WATERBORNE | EACH | 11.00 | 11.00 | 11.00 | 0.00 | \$ 120.00 | \$1,320.00 |
| 28 | PAINTED SYMBOLS AND LEGEND, DURABLE | EACH | 11.00 | 11.00 | 11.00 | 0.00 | \$ 200.00 | \$2,200.00 |
| 29 | GROOVES CUT FOR PAVEMENT MARKINGS | STA | 36.40 | 36.40 | 36.40 | 0.00 | \$ 100.00 | \$3,640.00 |
| 30 | GROOVES CUT FOR SYMBOLS AND LEGENDS | EACH | 11.00 | 11.00 | 11.00 | 0.00 | \$ 235.00 | \$2,585.00 |
| 31 | TEMPORARY TRAFFIC CONTROL | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 45,000.00 | \$45,000.00 |
| 32 | TYPE A SIGNS, SHEET ALUMINUM | EACH | 14.00 | 14.00 | 14.00 | 0.00 | \$ 100.00 | \$1,400.00 |
| 33 | SIGN POST, PERFORATED SQUARE STEEL TUBE POSTS | EACH | 6.00 | 6.00 | 6.00 | 0.00 | \$ 200.00 | \$1,200.00 |
| 34 | REMOVAL OF SIGN AND SIGN POST | EACH | 6.00 | 6.00 | 6.00 | 0.00 | \$ 100.00 | \$600.00 |

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| ITEM NO. | DESCRIPTION | UNIT | QUANTITIES | | | | UNIT PRICE | TOTAL AMOUNT |
|----------|---|------|------------|------------|---------------------|-------------------------|--------------|--------------|
| | | | ESTIMATED | AUTHORIZED | CONSTRUCTED TO DATE | CONSTRUCTED THIS PERIOD | | |
| 35 | LOOP DETECTOR REPLACEMENT | EACH | 5.00 | 5.00 | 5.00 | 0.00 | \$ 1,350.00 | \$6,750.00 |
| 36 | SEEDING, FERTILIZING, AND MULCHING FOR HYDRAULIC SEEDING, | ACRE | 0.50 | 0.00 | 0.00 | 0.00 | \$ 5,000.00 | \$0.00 |
| 37 | WATERING, SUPPLEMENTAL | GAL | 20,000.00 | 20,000.00 | 20,000.00 | 0.00 | \$ 0.10 | \$2,000.00 |
| 38 | SOD | SQ | 200.00 | 183.69 | 183.69 | 0.00 | \$ 80.00 | \$14,695.20 |
| 39 | FILTER SOCKS, INSTALLATION | LF | 1,500.00 | 172.00 | 172.00 | 0.00 | \$ 1.75 | \$301.00 |
| 40 | FILTER SOCKS, REMOVAL | LF | 1,500.00 | 172.00 | 172.00 | 0.00 | \$ 0.25 | \$43.00 |
| 41 | TEMPORARY ROLLED EROSION CONTROL PRODUCTS, TYPE 2.D | SY | 225.00 | 0.00 | 0.00 | 0.00 | \$ 3.00 | \$0.00 |
| 42 | STABILIZED CONSTRUCTION ENTRANCE | TONS | 250.00 | 210.00 | 210.00 | 0.00 | \$ 65.00 | \$13,650.00 |
| 43 | EROSION CONTROL MULCHING, HYDROMULCHING | ACRE | 0.50 | 0.00 | 0.00 | 0.00 | \$ 2,000.00 | \$0.00 |
| 44 | REMOVAL AND REINSTALLATION OF EXISTING FENCE | LF | 60.00 | 109.00 | 109.00 | 0.00 | \$ 42.00 | \$4,578.00 |
| 45 | MOBILIZATION | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 52,000.00 | \$52,000.00 |
| 46 | MAINTENANCE OF POSTAL SERVICE | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 750.00 | \$750.00 |
| 47 | MAINTENANCE OF SOLID WASTE COLLECTION | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 838.00 | \$838.00 |
| 48 | CONCRETE WASHOUT | LS | 1.00 | 1.00 | 1.00 | 0.00 | \$ 900.00 | \$900.00 |
| 49 | TREE PROTECTION FENCE | LF | 500.00 | 0.00 | 0.00 | 0.00 | \$ 0.50 | \$0.00 |
| | | | | | | | | |
| | Change Order Items | | | | | | | |
| 8001 | MOBILIZATION, EXTRA DRIVEWAY WORK | LS | 0.00 | 1.00 | 1.00 | 0.00 | \$ 550.00 | \$550.00 |
| | | | | | | | | |
| | | | | | | | | |
| | ORIGINAL CONTRACT AMOUNT | \$ | 545,975.50 | | | | | |
| | TOTAL CHANGE ORDERS | \$ | 25,146.20 | | | | | |
| | ORIGINAL CONTRACT AMOUNT PLUS CHANGE ORDERS | \$ | 571,121.70 | | | | | |
| | PARTIAL PAYMENT 1 | \$ | 256,466.19 | | | | | |
| | PARTIAL PAYMENT 2 | \$ | 242,292.40 | | | | | |
| | PARTIAL PAYMENT 3 | \$ | 30,393.97 | | | | | |
| | PARTIAL PAYMENT 4 | \$ | 24,835.49 | | | | | |
| | THIS PARTIAL PAYMENT 5 | \$ | - | | | | | |
| | TOTAL PARTIAL PAYMENTS | \$ | 553,988.05 | | | | | |
| | BALANCE | \$ | 17,133.65 | | | | | |
| | APPROXIMATE PERCENT COMPLETE | | 100.0% | | | | | |

PREPARED BY:

Tim Anderson
Project Inspector

CHECKED BY:

G.M. BL
Project Engineer

| | |
|-----------------------|---------------|
| TOTAL | \$571,121.70 |
| RETAINAGE | \$ 17,133.65 |
| TOTAL LESS RETAINAGE | \$ 553,988.05 |
| LESS PREVIOUS PAYMENT | \$ 553,988.05 |
| AMOUNT DUE | \$ - |

FINAL PARTIAL PAYMENT NO. 5